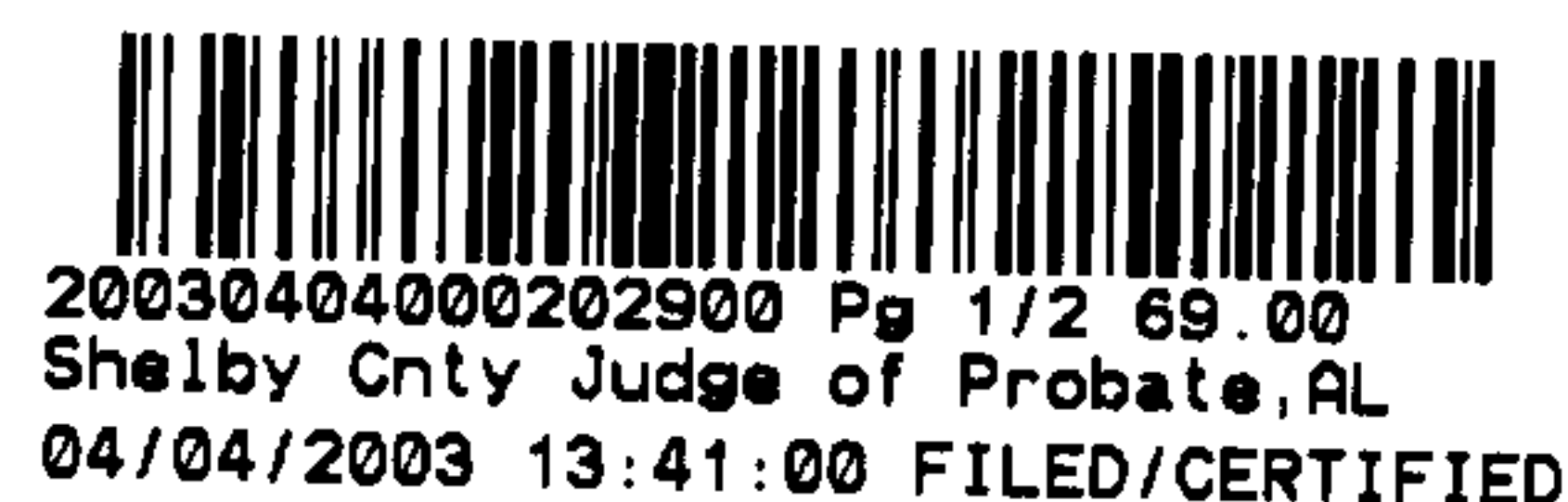


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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOHN FARMER  
1132 EAGLE PARK ROAD  
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND and 00/100 (\$275,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CEDRIC D. ANDERSON and BEVERLY G. ANDERSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN FARMER, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 26, ACCORDING TO THE SURVEY OF EAGLE POINT, 12<sup>TH</sup> SECTOR, PHASE I, AS RECORDED IN MAP BOOK 22, PAGE 43 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. A 25 FOOT BUILDING SET BACK LINE FROM EAGLE PARK ROAD, AS SHOWN BY RECORDED PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ON THE NORTHEASTERLY AND SOUTHEASTERLY SIDES OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN DEED BOOK 206, PAGE 448, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 124, PAGE 516.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN DEED BOOK 331, PAGE 262.
7. RELEASE OF DAMAGES, AS SET FORTH IN INSTRUMENT #1993-3817.
8. COVENANT RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR

ANY OTHER KNOWN OR UNKNOWN SURFACE CONDITIONS, AS SHOWN BY INSTRUMENT RECORDED IN MAP BOOK 22, PAGE 43 A&B AND INSTRUMENT #1997-6679.

9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SETFORTH IN MAP BOOK 22, PAGE 43 A&B.
10. ENCROACHMENT(S) OF SIDEWALK OFF OF THE LAND AS SHOWN BY THE SURVEY OF J. ALBERT HILL DATED 10/10/97.
11. RESTRICTIONS AS SETFORTH IN INSTRUMENT #1997-6697, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$220,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CEDRIC D. ANDERSON and BEVERLY G. ANDERSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of March, 2003.

*Cedric D. Anderson, acting by and through  
his attorney in fact, Rick Curry*

CEDRIC D. ANDERSON, ACTING BY AND THROUGH  
HIS ATTORNEY IN FACT, RICK CURRY

*Beverly G. Anderson, acting by and through  
her attorney in fact, Rick Curry*

BEVERLY G. ANDERSON, ACTING BY AND THROUGH  
HER ATTORNEY IN FACT, RICK CURRY

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that RICK CURRY, whose name as Attorney in Fact for CEDRIC D. ANDERSON AND BEVERLY G. ANDERSON, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 21st day of March, 2003.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.06