

STATE OF ALABAMA)
JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$104,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **LEANORA M. CHAPMAN and spouse, PAUL W. CHAPMAN**, (GRANTORS) does grant, bargain, sell and convey unto **TOWER DEVELOPMENT, INC.** the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 26 IN BLOCK 2 ACCORDING TO SURVEY OF THIRD ADDITION TO SOUTHRIDGE ADDITION TO VESTAVIA HILLS AS RECORDED IN MAP BOOK 45, PAGE 76 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

Subject to:

1. Advalorem Taxes due October 1, 2003.
2. Building Setback Lines and Easements as shown on record map.
3. Covenants, conditions and restrictions in Volume 5596, Page 249.
4. Right of Way to Alabama Power Company in Volume 575, Page 595; Volume 6750, Page 334, and Volume 5706, Page 205.
5. Right of Way to Jefferson County in Volume 5783, Page 120.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 904, Page 439 and Volume 885, Page 49.

\$96425.00 of the consideration was paid from the proceeds of two(2) mortgages.

LEANORA M. CHAPMAN IS THE SAME PERSON AS ELMA M. SHELTON.

TO HAVE AND TO HOLD unto the said GRANTEE its successors and assigns forever; And said GRANTORS do for themselves, their successors, assigns, and personal representatives covenant with said GRANTEE, its successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they has a good right to sell and convey the same as aforesaid, and that they will and their successors, assigns and personal representatives shall, warrant and defend the same to the same GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 6th day of MARCH, 2003.

Leanora M. Chapman SEAL
LEANORA M. CHAPMAN

Paul W. Chapman SEAL
PAUL W. CHAPMAN

By: *Paul W. Chapman*
PAUL W. CHAPMAN AS ATTORNEY IN
FACT FOR LEANORA M. CHAMPAN

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that **PAUL W. CHAPMAN WHOSE NAME AS ATTORNEY IN FACT FOR LEANORA M. CHAMPAN** under that certain Durable Power of Attorney recorded on 4-8-2003 in 20030408000208750 in the Probate Office of Jefferson County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily for and as the act of **LEANORA M.**

CHAMPAN on the day the same bears date.

Given under my hand and official seal of office this 6 day of
MARCH, 2003.



Notary Public
Commission Expires: 11/09/02

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State,
hereby certify that **PAUL W. CHAPMAN** whose name is signed to the foregoing
conveyance, and who is known to me, acknowledged before me on this day, that
being informed of the contents of said conveyance, he executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal of office this 6th day of MARCH, 2003.



Notary Public
Commission Expires: 11/09/02

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
TOWER DEVELOPMENT, INC.
P.O. BOX 531046
BIRMINGHAM, AL 35253
#29-25-1-16-15