

PREPARED BY:

SEND TAX NOTICE TO:

TRUSSELL & FUNDERBURG
1916 First Avenue, North
Pell City, Alabama 35125

James W. Carpenter
756 Narrows Point Circle
Birmingham, Al 35242

=====

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Sixty-five Thousand and no/100 Dollars (\$165,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, CHRISTOPHER W. WHITE AND WIFE, JILL J. WHITE, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto JAMES W. CARPENTER, an unmarried man, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 63, according to the Final Record Plat of Narrows Point, as recorded in Map Book 26, page 81A and B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

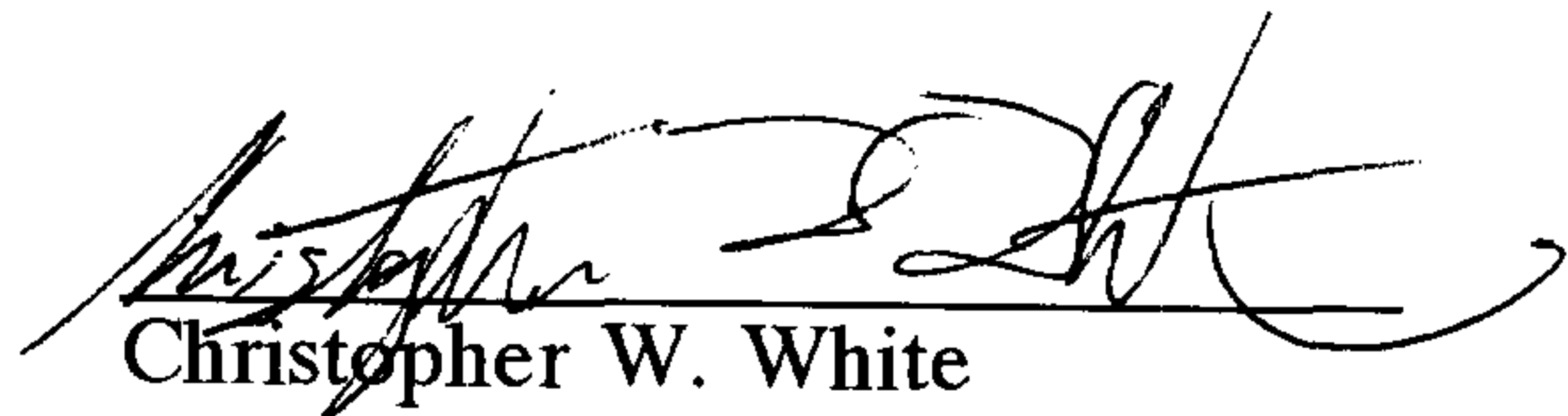
1. Ad valorem taxes due and payable October 1, 2003, and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.
4. Restrictions, covenants, and conditions as recorded under Instrument No. 2000-9755, Probate Office, Shelby County, Alabama.
5. Easements as shown by recorded plat, including an easement on the Southeasterly side of lot.
6. Transmission Line Permits to Alabama Power Company as shown in Deed Book 103, Page 154; Deed Book 123, page 420; and Deed Book 102, Page 181, Probate Office, Shelby County, Alabama.
7. Right of way granted to State of Alabama as recorded in Deed Book 296, Page 441, Probate Office, Shelby County, Alabama.
8. Natural Gas Supply Agreement as recorded under Instrument Number 2000-1818, Shelby County, Alabama.
9. A 50 foot access easement as shown on survey.
10. Release of damages as recorded under Instrument Number 2000-14766, Probate Office, Shelby County, Alabama.

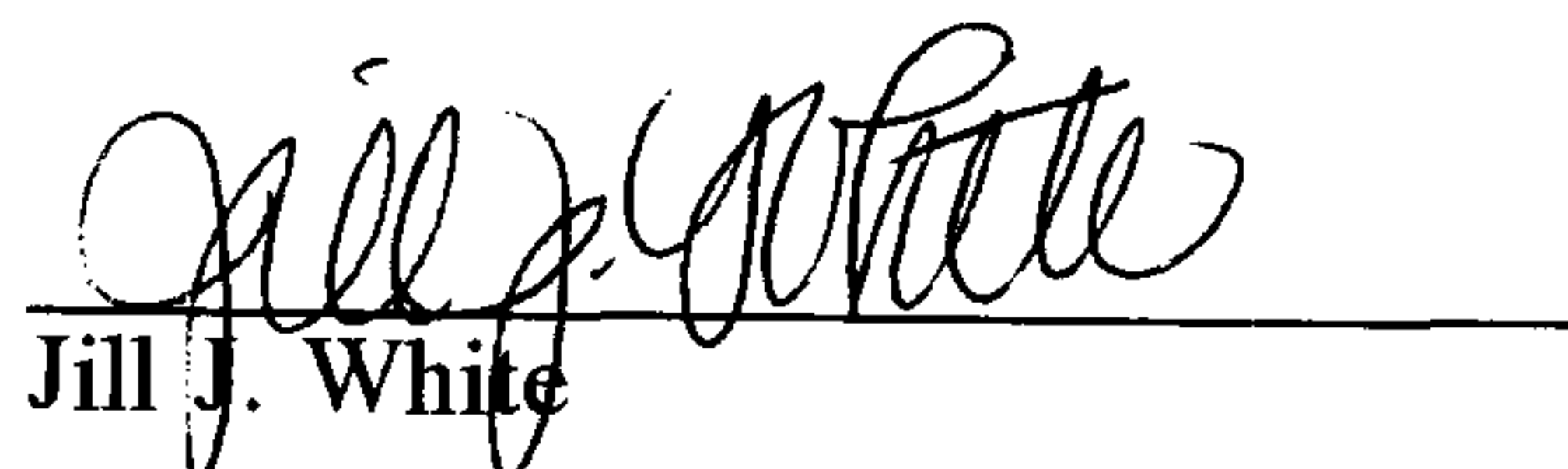
11. Subordination, Non-Disturbance and Attornment Agreements as recorded under Instrument Number 2000-8605, Probate Office, Shelby County, Alabama.
12. Right of way to South Central Bell as recorded in map Book 26, page 81 A and B, Probate Office, Shelby County, Alabama.
13. Restrictions, limitations and conditions as recorded in Map Book 26, page 81 A and B, Probate Office, Shelby County, Alabama.
14. A Prescriptive Easement for existing roadway exists to the limits of the county maintenance as shown on survey and rights of others to the use of said easement.
15. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations as applicable as set out in and as referenced in Deed recorded under Instrument Number 2000-27417, Probate Office, Shelby County, Alabama.
16. Covenant releasing predecessor in title from any liability from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as recorded under Instrument Number 2000-27417, Probate Office, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th day of April, 2003.


Christopher W. White

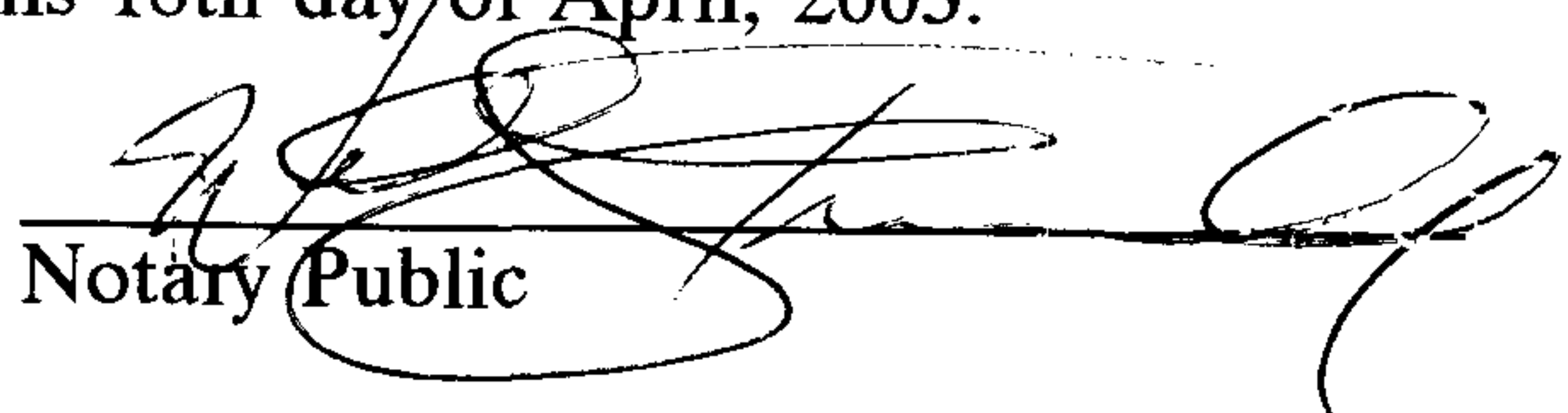

Jill J. White

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher W. White and wife, Jill J. White, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2003.


Notary Public