

STATE OF ALABAMA

COUNTY OF Shelby

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Union Planters Mortgage, Inc., hereinafter called the Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash, and other good and valuable considerations to said Grantor in hand paid by TCIF, LLC, hereinafter called the Grantee, the receipt of which is hereby acknowledged by the Grantor, does hereby, subject to the matters and things hereinafter set forth, grant, bargain, sell and convey unto the said Grantee, all that real property situate, lying and being in the County of Shelby, State of Alabama, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to the following:

1. All taxes due during the year 2003, which are a lien, but not yet payable.
2. Excepting therefrom such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantors.
3. Easements, reservations, restrictions, right-of-way and setback lines as reserved and shown on record map of subdivision.
4. Any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America by virtue of that certain foreclosure evidenced by Mortgage Foreclosure Deed dated April 19, 2002 recorded in the Probate Office of Shelby County, Alabama.

TOGETHER with all and singular the rights, privileges, tenements, hereditaments, members and appurtenances thereunto belonging or in anywise appertaining; **TO HAVE AND TO HOLD** the same unto the said Grantee

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, thought, or under it, but against none other.

GRANTOR makes no representations or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her hand and seal on this the **9th** day of **January, 2002**.

UNION PLANTERS MORTGAGE, INC.

By: [Signature]
Its: CEO/President



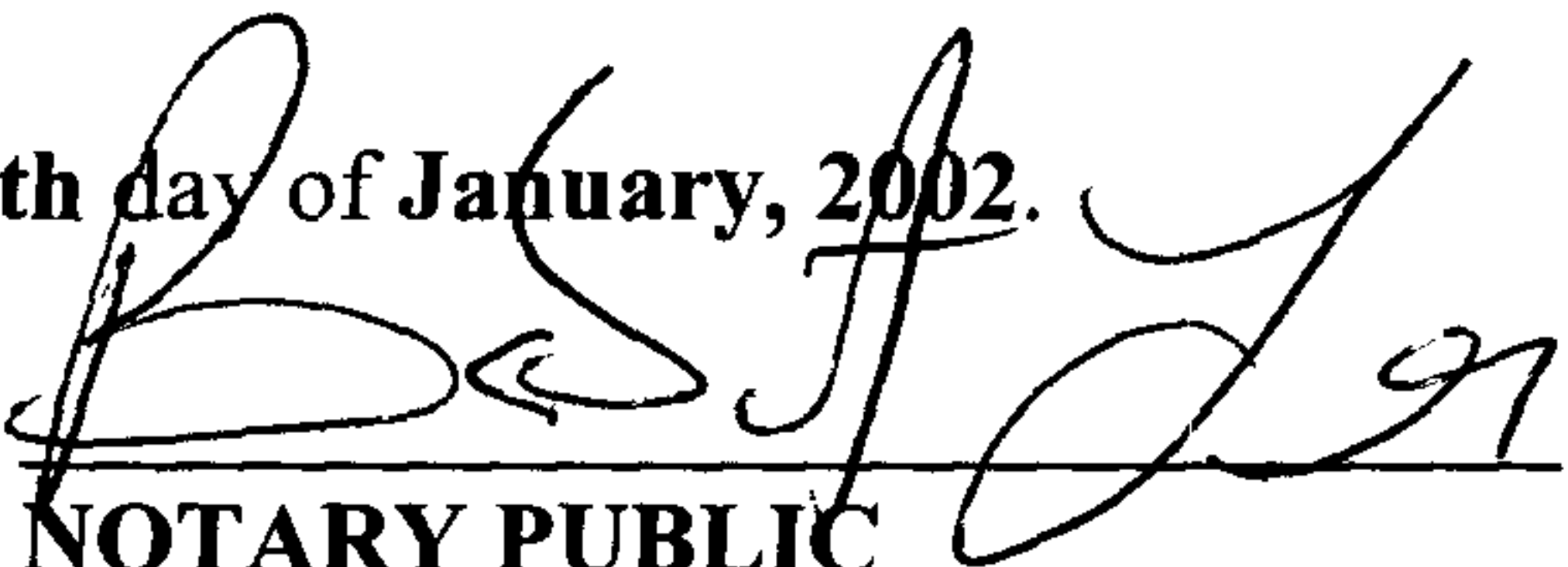
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STATE OF MISSISSIPPI

COUNTY OF FORREST

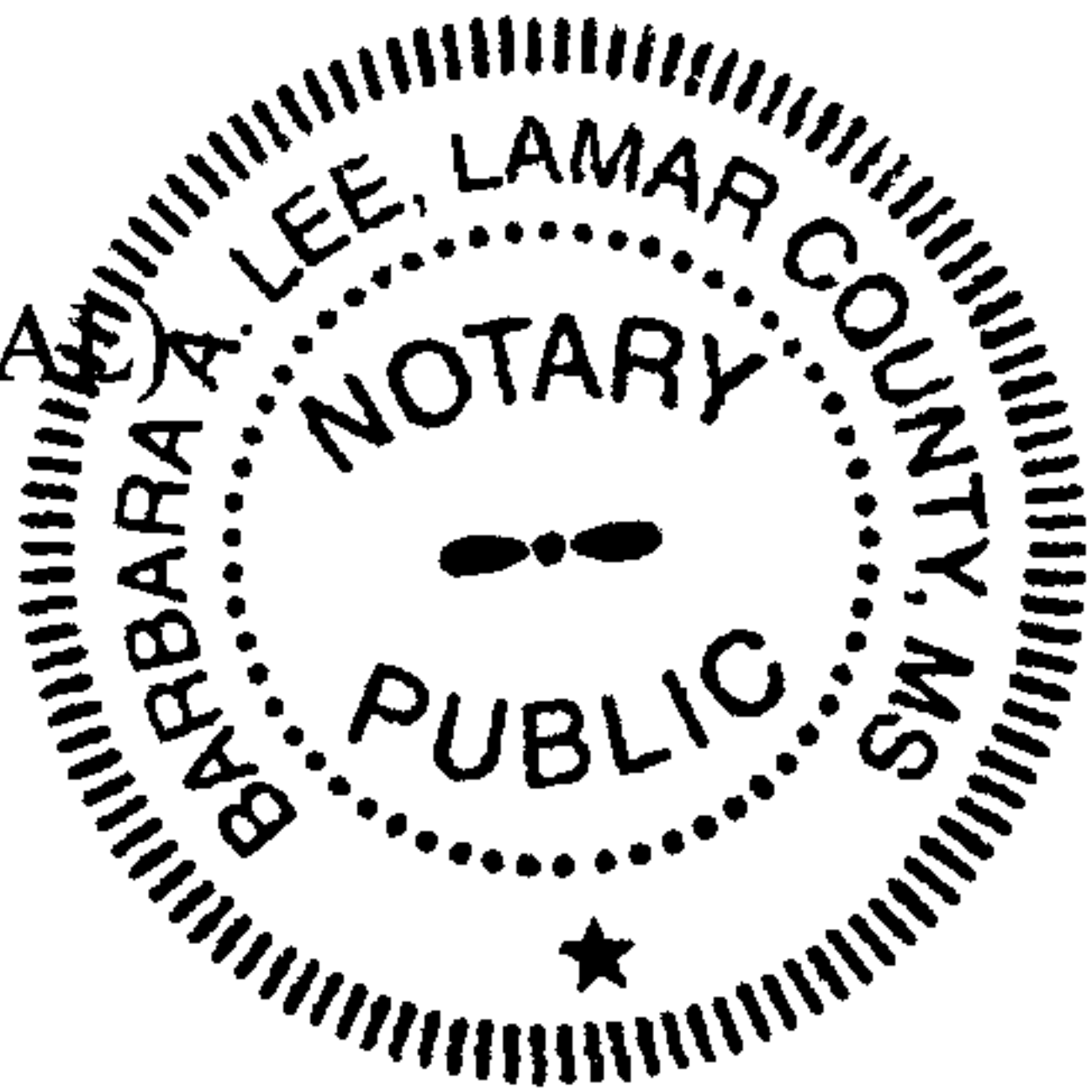
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Morgan McCarty, whose name as CEO/President of Union Planters Mortgage, Inc. is signed to the foregoing instrument, and who is know to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily for and on behalf of said corporation, and with full authority on the day the same bears date.

Given under my hand and official seal this the 9th day of January, 2002.



NOTARY PUBLIC
My Commission Expires: _____

(NOTARIAL SEAL)



MY COMMISSION EXPIRES DEC. 9, 2003

2003-283

Exhibit A

20030516000306460 Pg 3/3 27.00
Shelby Cnty Judge of Probate, AL
05/16/2003 10:36:00 FILED/CERTIFIED

Lot 3, according to the Survey of Willis Moore Subdivision, as recorded in Map Book 25, Page 66 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with a non-exclusive 30 foot easement as shown on the recorded plat in Map Book 25, Page 66 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

104 HWY 335
Chelsea, AL