
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

REX F. CHILTON

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of EIGHTY THOUSAND DOLLARS and 00/100 (\$80,000.00) to the undersigned grantor, CHANCELLOR'S CROSSING, LLC, AN ALABAMA LIMITED LIABILITY COMPANY in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto REX F. CHILTON and NANCY M. CHILTON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 14, ACCORDING TO THE SURVEY OF CHANCELLOR'S CROSSING AS RECORDED IN MAP BOOK 28, PAGE 75 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 45 FOOT BUILDING LINE ON REAR; 35 FOOT BUILDING LINE ON FRONT AND 10 FEET BUILDING LINE ON SIDES AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2002-5207, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 112, PAGES 117 AND 191, DEED BOOK 111, PAGE 415, DEED BOOK 107, PAGE 266 AND DEED BOOK 105, PAGE 262 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESERVATIONS LIMITATIONS AND CONDITIONS SET OUT IN EASEMENTS FOR INGRESS AND EGRESS FROM BARBARA HAMBY STONE AND MARY S. HAMBY RECORDED IN INSTRUMENT 2000-18507 AND INSTRUMENT 2000-18508 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. AGREEMENT BY JAN HAMBY PIPER AS SET OUT IN REAL 187, PAGE 272 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. FLOOD RIGHTS ACQUIRED BY ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 263, PAGE 208 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. TERMS CONDITIONS AND LIMITATIONS AS SET OUT IN THE COVENANT SETTLEMENT WITH LENNIS W. CAUDILL IN RE CASE NO. CV 91-879-NS AND SET OUT BY INSTRUMENT 1992-15943 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, CHANCELLOR'S CROSSING, LLC, by its MEMBER, GARY L. THOMPSON who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 9th day of June, 2003.

CHANCELLOR'S CROSSING, LLC

By: *Gary L. Thompson*
GARY L. THOMPSON, MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY L. THOMPSON, whose name as MEMBER of CHANCELLOR'S CROSSING, LLC, an Alabama Limited Liability Company, 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 the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 9th day of June, 2003.

[Signature]
Notary Public

My commission expires: 10-2-05