

**WARRANTY DEED**

This Instrument Was Prepared By:

Barry E. Vickery, Esquire  
2230 Third Avenue North  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Keith M. Russell  
541 Oakline Drive  
Birmingham, Alabama 35266

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL PERSONS BY THESE PRESENTS**, that in consideration of One Hundred Dollars and other good and valuable considerations (\$100.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, S.N.O., Inc., a corporation, (herein referred to as Grantor) does grant, bargain, sell and convey unto Keith M. Russell, a married man, (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Legal Description

**Lot 2, according to the Survey of Foxglove Farm, as recorded in Map Book 24, Page 51, in the Probate Office of Shelby County, Alabama.**

Subject to:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Grantees acquires for value of record the estate or interest covered by this deed.

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by the public records.

Any lien, or right to lien, for services, lab or, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.

Taxes or special assessments which are not shown as existing liens by public record.

Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.

General and special taxes or assessments for 2003 and subsequent years not yet due and payable.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 224, Page 540.

Restrictive Covenants recorded in Deed Book 249, Page 924, and amended in Deed Book 251, Page 930. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Restrictions as shown on recorded map.

Any natural lime sink hole as referenced in recorded subdivision map as recorded in Map Book 24, Page 51, on and under subject property.

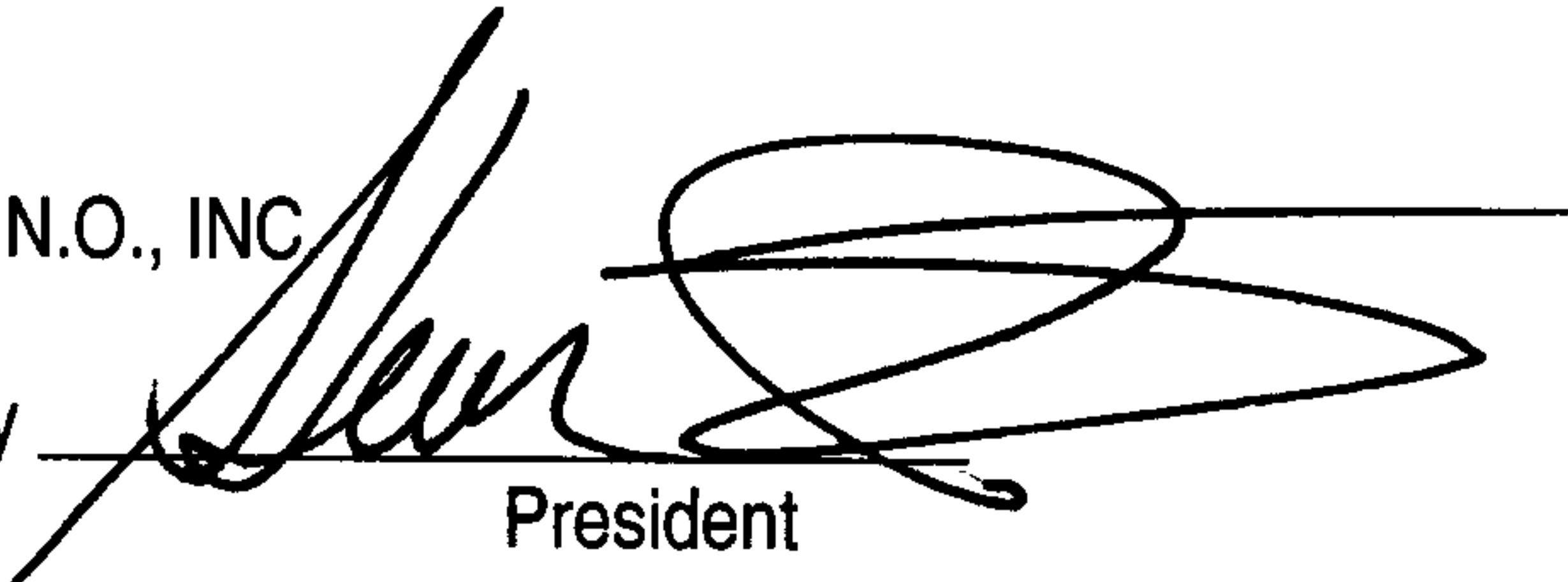
Fifty (50) foot building line from McGuire Road as shown on record map.

20030829000578560 Pg 2/2 190.50  
Shelby Cnty Judge of Probate, AL  
08/29/2003 16:32:00 FILED/CERTIFIED

**TO HAVE AND TO HOLD** the premises herein granted unto Grantee and his heirs, personal representatives, executors, administrators, successors and assigns forever.

Grantor covenants that it is seized of said premises in fee simple, and has good right and title to convey the same; that Grantee shall quietly enjoy said premises; that said premises are free from encumbrances, unless otherwise noted above; that Grantor will execute or procure any further necessary assurance of the title of said premises; and that Grantor will forever warrant the title of said premises.

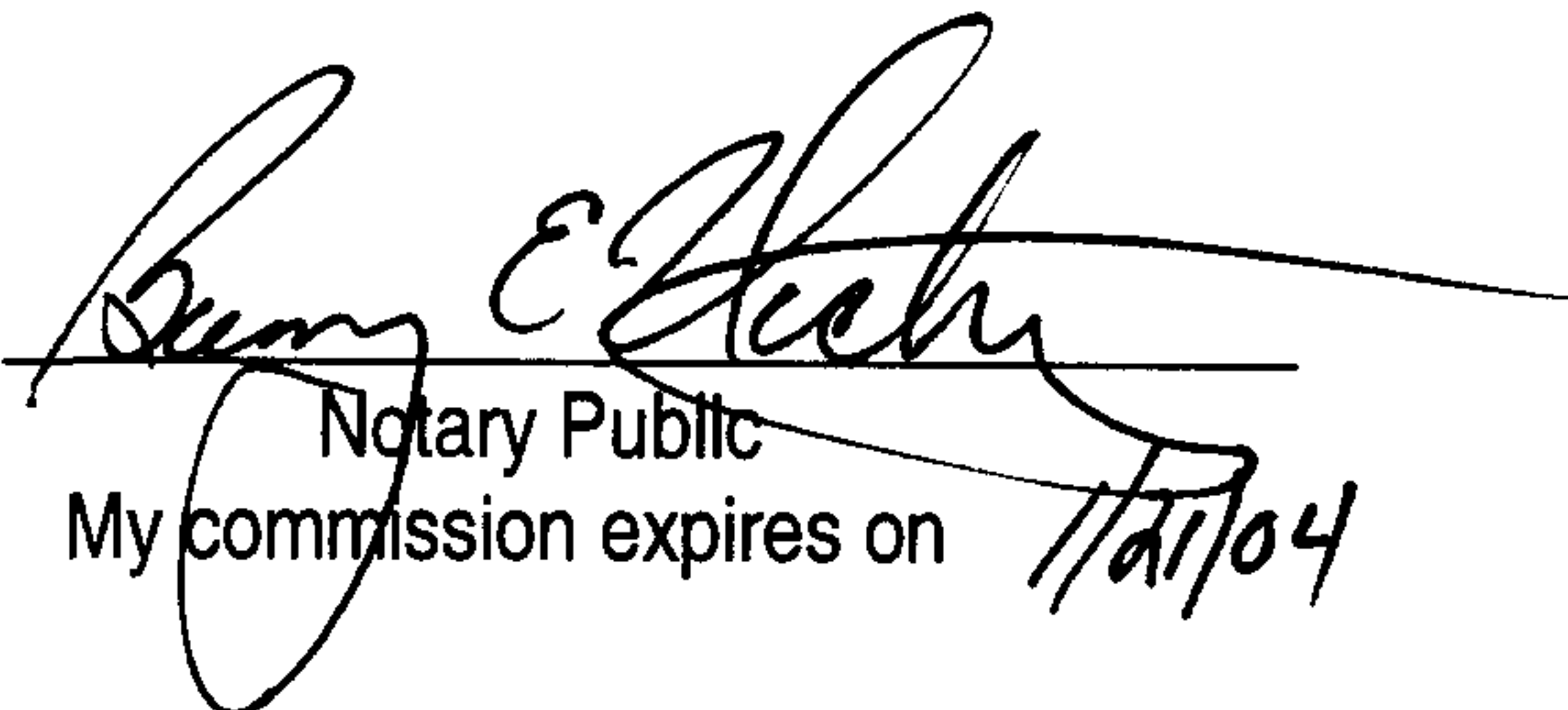
**IN WITNESS WHEREOF**, Grantor has duly executed this deed August 26, 2003.

S.N.O., INC  
By  President

STATE OF ALABAMA, COUNTY OF SHELBY, ss.

I, Barry E. Vickery, a notary public, hereby certify that Steve Issis, to me known, who being duly sworn, did depose and say and did acknowledge that he is the President of S.N.O., Inc., the corporation described in and which executed the foregoing deed; that he knows the seal of said corporation; that the seal affixed to said deed is such corporate seal; that it was so affixed by the order of the board of directors of the said corporation; and that, being informed of the contents of said deed, he signed his name thereto by like order; and he executed the same voluntarily on this 26<sup>th</sup> day of August, 2003.

Given under my hand and official seal this 26<sup>th</sup> day of August, 2003.

  
Notary Public  
My commission expires on 7/21/04