

This instrument prepared by:
WAYNE M. JONES, ATTORNEY
1425 South 21st Street, Suite 200
Birmingham, Alabama 35205

Send Tax Notice To:
Jonathan Garner
1906 Chandler Court
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Tony Timpa and wife, Rossanne Timpa, (herein referred to as Grantor) do grant, bargain, sell and convey unto Jonathan Garner, a married man (herein referred to as Grantee) the following described real estate in Shelby County, Alabama, to-wit:

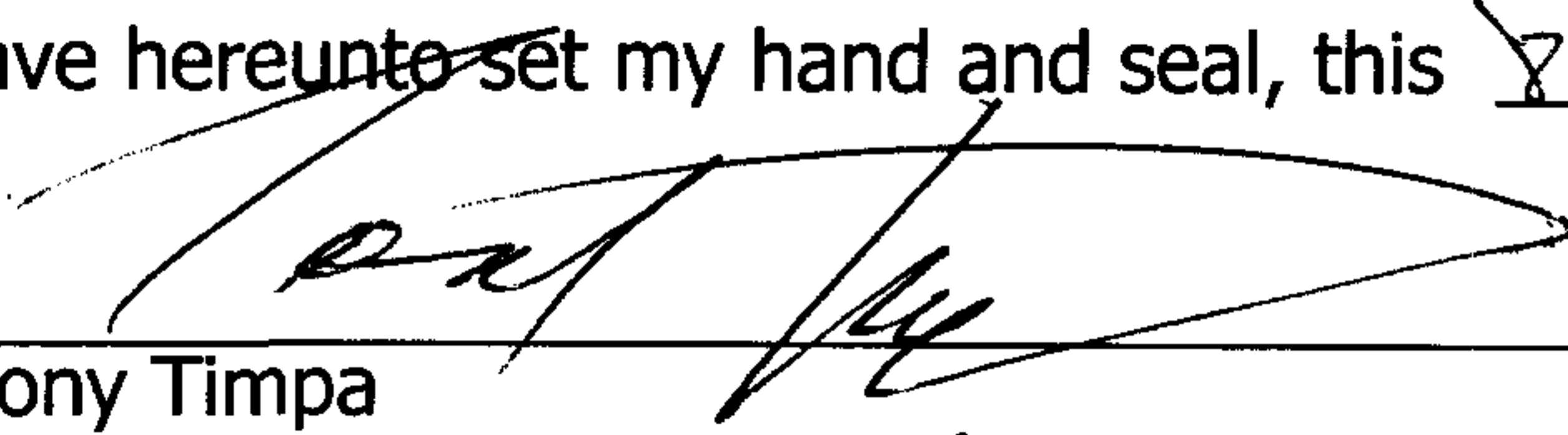
Exhibit "A"

Subject to purchase money mortgage to Acceptance Loan Company, Inc.,
recorded simultaneously herewith.

20030903000586510 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/03/2003 11:02:00 FILED/CERTIFIED

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever. And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal, this 8 day of August, 2003.


Tony Timpa


Rossanne Timpa

STATE OF ALABAMA
SHELBY COUNTY }

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tony Timpa and Rossanne Timpa, 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 8 day of August, A.D., 2003.

(Seal)

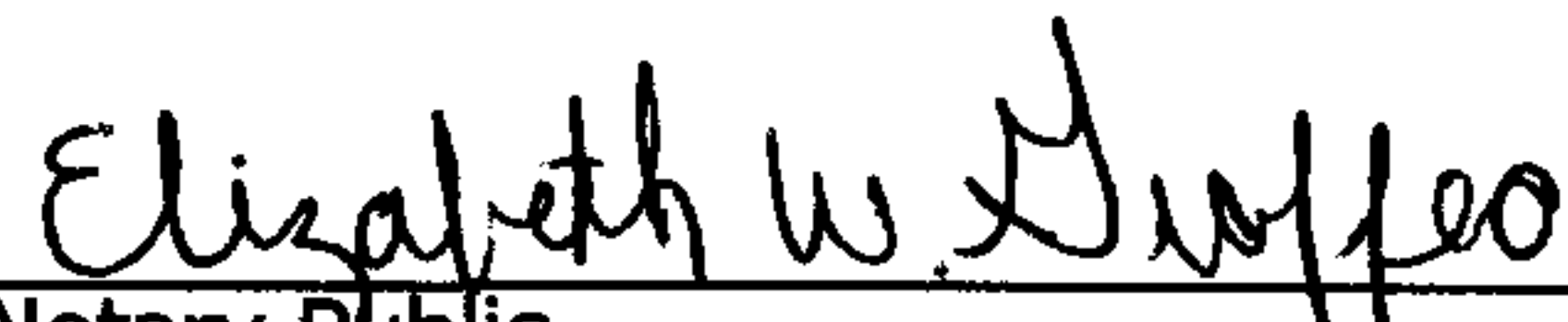

Notary Public
Term Expires: 5-13-04

EXHIBIT "A"

UNIT "A", BUILDING 6, PHASE II OF CHANDALAR SOUTH TOWNHOUSES, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE IN A NORTHERLY DIRECTION, ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 980.76 FEET; THENCE 90 DEGREES LEFT, IN A WESTERLY DIRECTION, A DISTANCE OF 429.03 FEET; THENCE 32 DEGREES 43 MINUTES 15 SECONDS LEFT, IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 144.03 FEET; THENCE 90 DEGREES LEFT IN SOUTHEASTERLY DIRECTION A DISTANCE OF 90.1 FEET; THENCE 90 DEGREES LEFT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 41.1 FEET TO THE SOUTHWEST CORNER OF SAID UNIT "A" AND THE POINT OF BEGINNING; THENCE 78 DEGREES 17 MINUTES 45 SECONDS LEFT, IN A NORTHWESTERLY DIRECTION ALONG THE OUTSIDE FACE OF THE SOUTHWEST WALL AND WOOD FENCE OF SAID UNIT "A", A DISTANCE OF 52.6 FEET TO THE CORNER OF SAID WOOD FENCE; THENCE 90 DEGREES RIGHT IN A NORTHEASTERLY DIRECTION ALONG THE OUTSIDE FACE OF A WOOD FENCE THAT EXTENDS ACROSS THE BACK OF UNITS "A", "B", "C" AND "D", A DISTANCE OF 19.9 FEET TO THE SOUTHWEST CORNER OF A STORAGE BUILDING; THENCE 90 DEGREES LEFT IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST OUTSIDE WALL OF SAID STORAGE BUILDING A DISTANCE OF 4.1 FEET; THENCE 90 DEGREES RIGHT IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWEST OUTSIDE WALL OF SAID STORAGE BUILDING A DISTANCE OF 6.0 FEET; THENCE 90 DEGREES RIGHT IN A SOUTHEASTERLY DIRECTION ALONG THE CENTERLINE OF THE STORAGE BUILDING, WOOD FENCE, PARTY WALL AND ANOTHER WOOD FENCE, ALL COMMON TO UNITS "A" AND "B" A DISTANCE OF 71.8 FEET TO A POINT ON THE OUTSIDE FACE OF A WOOD FENCE THAT EXTENDS ACROSS THE FRONTS OF UNITS "A", "B", "C" AND "D"; THENCE 90 DEGREES RIGHT IN A SOUTHWESTERLY DIRECTION ALONG THE OUTSIDE FACE OF SAID WOOD FENCE ACROSS THE FRONT OF UNIT "A" A DISTANCE OF 25.9 FEET TO THE CORNER OF SAID WOOD FENCE; THENCE 90 DEGREES RIGHT IN A NORTHWESTERLY DIRECTION ALONG THE OUTSIDE OF A WOOD FENCE ON THE SOUTHWEST SIDE OF UNIT "A" A DISTANCE OF 15.1 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS AND BUILDING SET-BACK LINES OF RECORD.

ADDRESS: 1906 CHANDLAR COURT; PELHAM, AL 35124 TAX MAP
OR PARCEL ID NO.: 13-1-01-4-401-001.001

PROPERTY IS LOCATED IN SHELBY COUNTY