

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Betty H. Thomas
80 County Road 416
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20030905000595910 Pg 1/2 203.50
Shelby Cnty Judge of Probate, AL
09/05/2003 14:46:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED EIGHTY NINE THOUSAND FIVE HUNDRED DOLLARS and NO/00 (\$189,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Aubrey F. Arnett and wife, Ellen M. Arnett** bargain, sell and convey unto, **Betty H. Thomas** the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to restrictions, easements and rights of way of record.

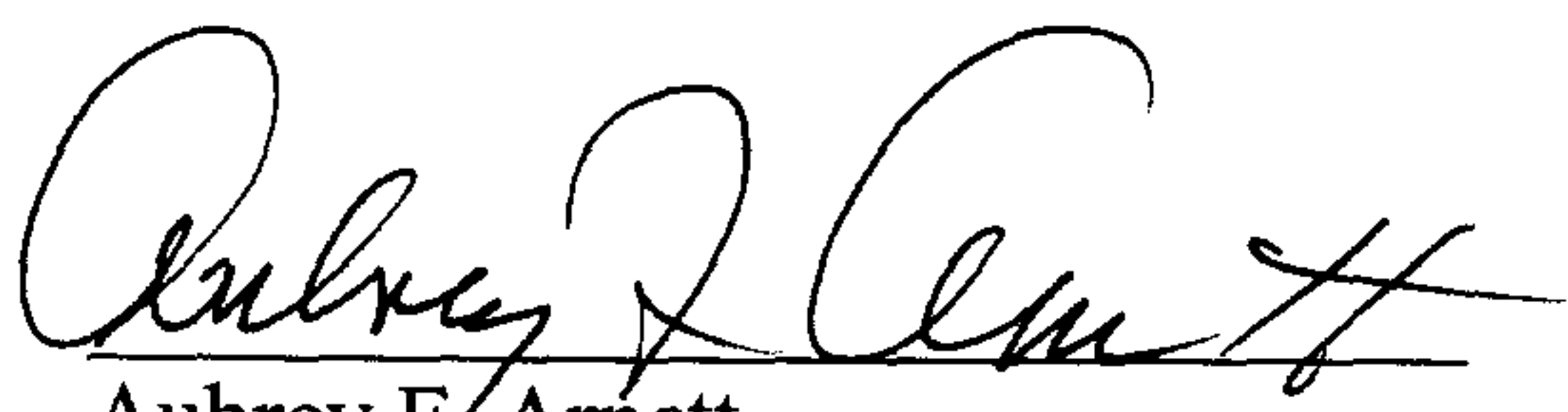
Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

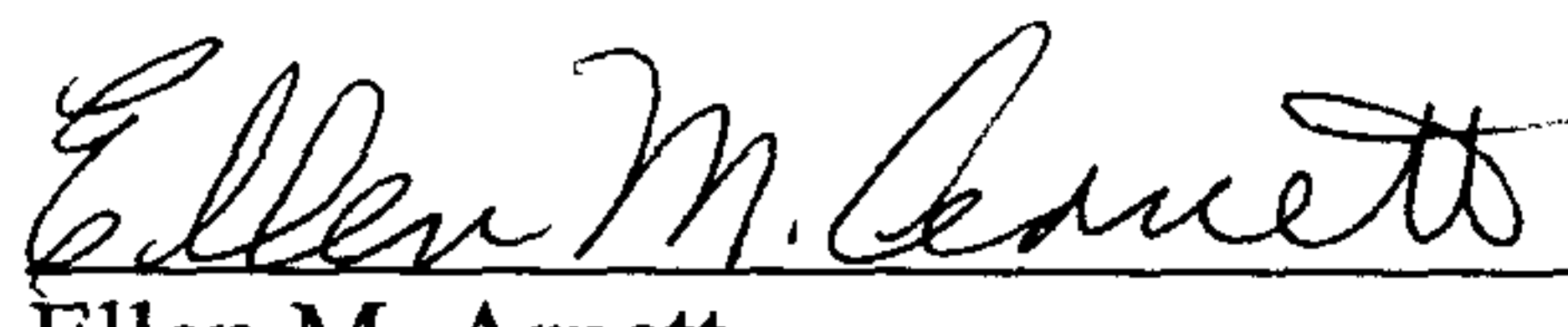
This property constitutes no part of the household of the grantor, or of her spouse.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of September, 2003.


Aubrey F. Arnett

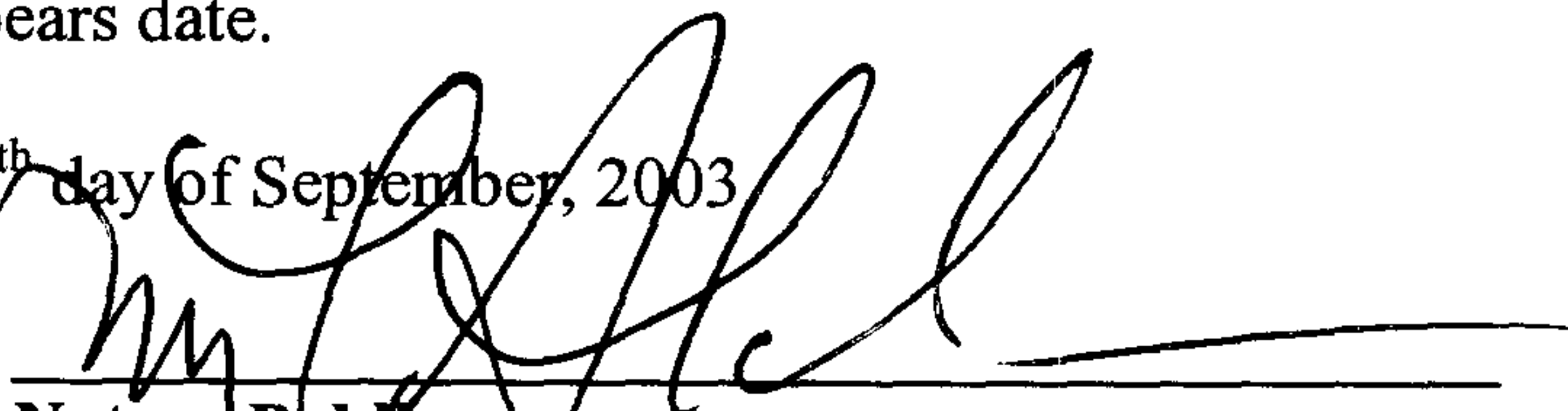

Ellen M. Arnett

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Aubrey F. Arnett and Ellen M. Arnett, whose name 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2003


Notary Public

My Commission Expires: 10-16-04

Legal Description

Commence at the Northwest corner of Lot 15 Walters Cove Subdivision, Third Sector, recorded in Map Book 5, Page 71, Probate Office, Columbiana, Alabama; thence proceed in a Westerly direction along the South right of way line of County Highway 416 for a distance of 450.00 feet to the point of beginning of the parcel herein described; thence continue along said right of way for 271.83 feet to a point; thence turn an angle of 75 degrees 40 minutes 48 seconds to the left and run 258.01 feet to a point; thence turn an angle of 104 degrees 19 minutes 12 seconds to the left and run 335.64 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 250.0 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NW 1/4, Section 23, Township 21 South, Range 1 East, Shelby County, Alabama. According to survey of John Gary Ray, Reg. P.E. & L.S. #12295, dated October 8, 1987.