

This instrument was prepared by:


Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Kerry R. Nivens

130 High Hampton Dr
Pelham AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20031015000690420 Pg 1/1 19.00
Shelby Cnty Judge of Probate, AL
10/15/2003 08:14:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHT THOUSAND DOLLARS and NO/00 (\$8,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Betty S. Chesser**, a single woman bargain, sell and convey unto, **Kerry R. Nivens** the following described real estate, situated in: Shelby County, Alabama, to-wit:

That portion of the SE 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 West lying North of Yellow Leaf Creek and Southwest of the Seaboard Coastline Railroad, lying in Shelby County, Alabama.

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

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

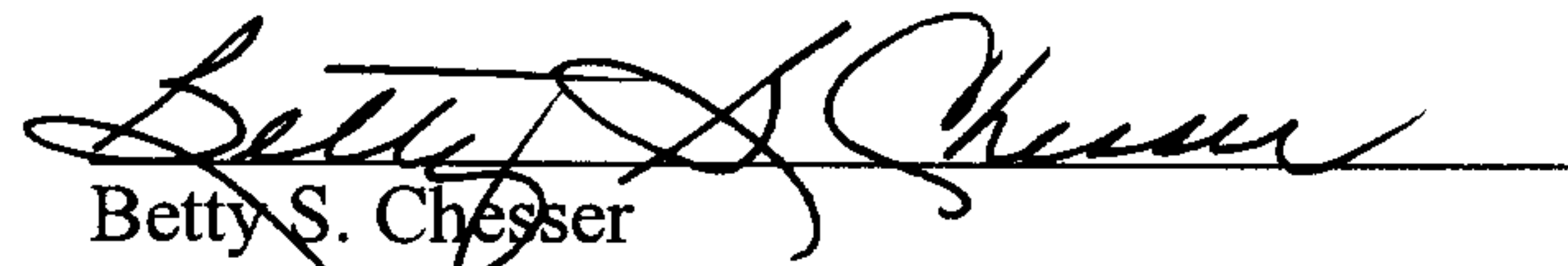
This property constitutes no part of the household of the grantor, or of her spouse.

Betty S. Chesser is the surviving grantee in that certain deed recorded in Deed Book 250 Page 894, Probate Office of Shelby County, Alabama. The other grantee, J. Allen Chesser is deceased, having died 10-24-2002.

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.

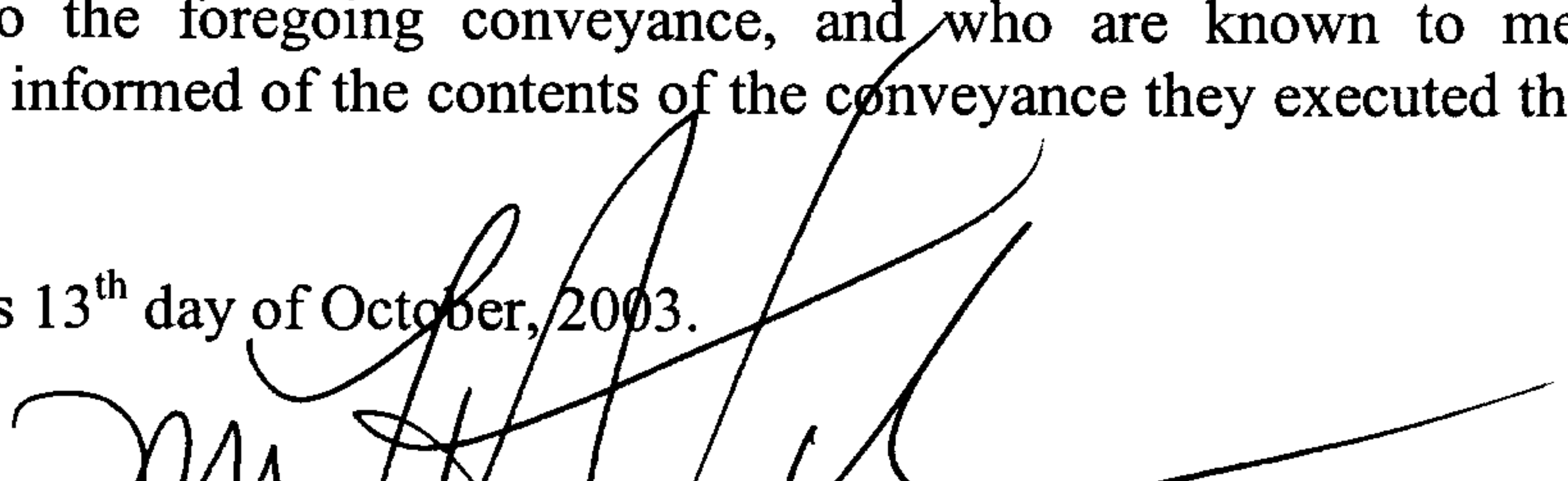
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of October, 2003.


Betty S. Chesser

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Betty S. Chesser, 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 13th day of October, 2003.


Notary Public

My Commission Expires:10-16-04