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CN

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

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

CHANCELLOR'S CROSSING, LLC  
PO BOX 516  
TALLADEGA, AL 35161

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of THREE HUNDRED SEVENTY THOUSAND DOLLARS and 00/100 (\$370,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CECIL L. HODGENS, JR., AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHANCELLOR'S CROSSING, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1 TOWNSHIP 20 SOUTH, RANGE 2 WEST, AND RUN NORTH 87 DEGREES 20 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID 1/4 1/4 SECTION FOR 471.02 FEET; THENCE RUN NORTH 20 DEGREES 29 MINUTES 08 SECONDS WEST FOR 119.84 FEET; THENCE RUN SOUTH 89 DEGREES 58 MINUTES 54 SECONDS WEST FOR 200.03 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 36, THENCE RUN NORTH 21 DEGREES 16 MINUTES 02 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 359.23 FEET; THENCE RUN NORTH 42 DEGREES 13 MINUTES 18 SECONDS EAST FOR 499.17 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 27 SECONDS EAST OF R 502.08 FEET TO A POINT ON THE EAST LINE OF SAID 1/4 1/4 SECTION; THENCE RUN SOUTH 00 DEGREES 21 MINUTES 47 SECONDS EAST ALONG SAID 1/4 1/4 LINE FOR 833.75 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 127, APGE 433; AND DEED BOOK 165, PAGE 115.
3. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 180, PAGE 534, DEED BOOK 180, PAGE 536 AND DEED BOOK 229, PAGE 495.

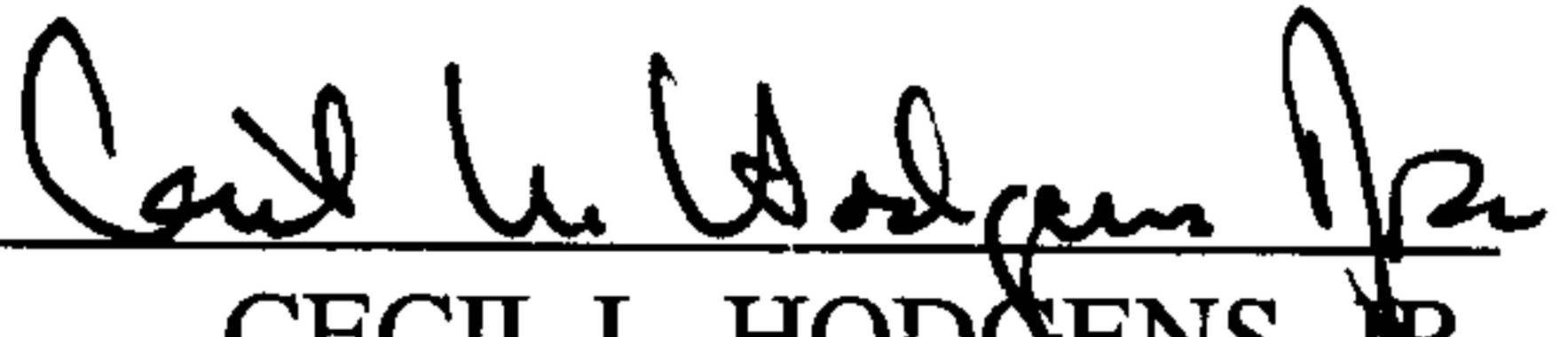


\$370,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, 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, his, her, or their heirs and assigns, that 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CECIL L. HODGENS, JR., have hereunto set his, her or their signature(s) and seal(s), this the 29th day of January, 2004.

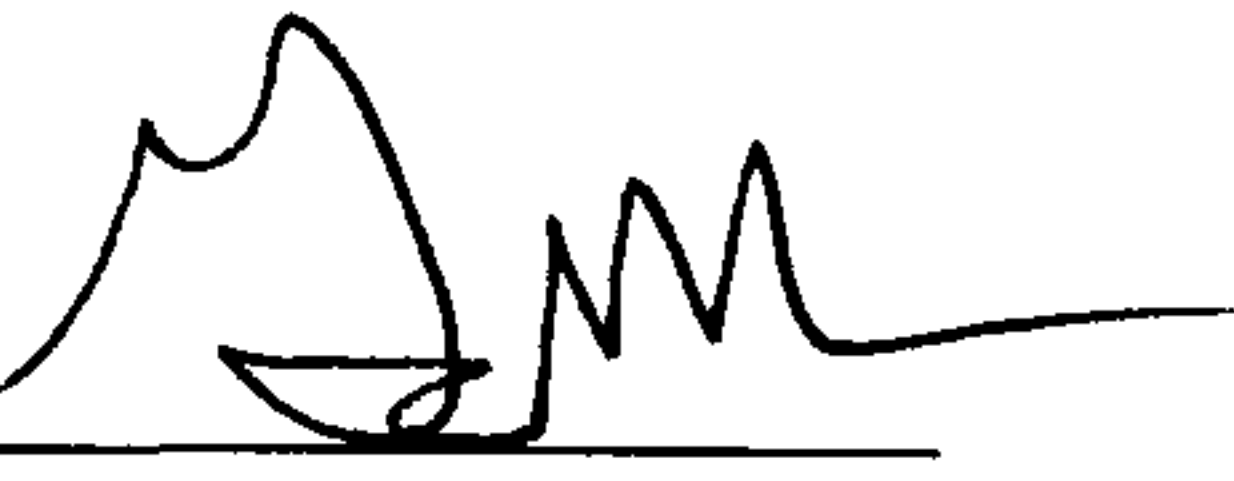
  
\_\_\_\_\_  
CECIL L. HODGENS, JR.

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CECIL L. HODGENS, JR., whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of January, 2004.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.06