

This conveyance prepared without the benefit of title insurance. Attorney makes no representations as to the title of this property.

Send Tax Notice To:  
William M. Chesser  
109 Twin Oaks Circle  
Chelsea, Alabama 35043

This instrument was prepared by:  
Wm. Randall May  
Allison, May, Alvis, Fuhrmeister,  
Kimbrough & Sharp, L.L.C.  
1300 Corporate Drive  
Birmingham, AL 35242

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**Warranty Deed**

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STATE OF ALABAMA        )

**KNOW ALL MEN BY THESE PRESENTS,**

COUNTY OF SHELBY        )

*\$ 5,000*

THAT IN CONSIDERATION OF Love and Affection and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/We **BETTY S. CHESSER**, a widowed woman, **DARLENE C. KELLEY** and husband, **LARRY R. KELLEY**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **WILLIAM M. CHESSER**, a married man, and **BETTY S. CHESSER** (herein referred to as Grantees, whether one or more), as joint tenants with right of survivorship, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

From a railroad spike at the True S.E. corner of the NE ¼-NW ¼ of Section 34, T19S-R1W, run thence North along the East boundary of the said NE ¼-NW ¼ a distance of 67.55 feet to a point on the Northwestern boundary of Shelby County Road #39 (80' R.O.W.), said point being 1255.02 feet South of the True N.E. corner of said NE ¼-NW ¼; thence turn 137 deg. 06 min. 59 sec. left and run 29.65 feet along said road boundary to a ½" rebar; thence turn 69 deg. 24 min. 49 sec. right and run 37.98 feet along an accepted property line to a ½ rebar; thence turn 13 deg. 42 min. 31 sec. left and run 151.73 feet along an accepted property line to a 2.5' pipe; thence turn 41 deg. 28 min. 38 sec. left and run 75.66 feet to a ½" rebar on the Southerly boundary of Twin Oaks Circle (50' R.O.W.) said point being the point of beginning of herein described parcel of land, thence turn 138 deg. 37 min 59 sec. left and run 111.60 feet along the Southerly boundary of said Twin Oaks Circle to a ½" rebar at the P.C. of a curve concave right, having a delta angle of 20 deg. 16 min. 11 sec. and tangents of 31.28 feet; thence turn right 10 deg. 08 min 05 sec. right and run a chord distance of 61.59 feet to a ½" rebar at the P.C. of a curve concave right, having a delta angle of 102 deg. 40 min. 27 sec. and tangents of 31.25; thence turn 61 deg. 28 min. 19 sec. right and run a cord distance of 39.04 feet to a ½" rebar on the Northwestern boundary of aforementioned Shelby County Road #39; thence turn 48 deg. 53 min. 26 sec.

right and run 99.88 feet along said road boundary to a 1/2" rebar; thence turn 00 deg. 13 min. 39 sec. left and run 143.73 feet along said road boundary to a 1/2" rebar; thence turn 105 deg 13 min. 47 sec. right and run 234.62 feet along an accepted property line to a 1/2" rebar; thence turn 93 deg. 08 min. 01 sec. right and run 137.30 feet along an accepted property line to the point of beginning of herein described parcel of land, containing 0.97 acres, situated in the E 1/2 NW 1/4 of Section 34, T19S-R1W, Shelby County, Alabama.

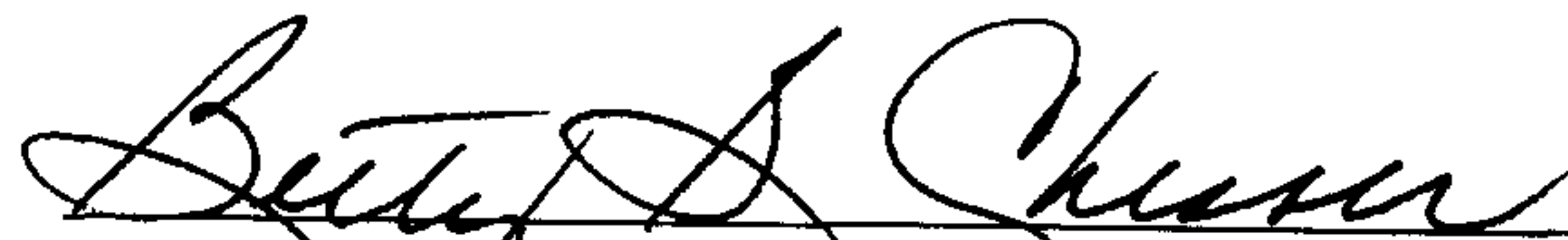
Subject to:


Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004.  
Existing covenants and restrictions, easements, building lines, and limitations of record.


And said Grantors, for said Grantors, Grantors' heirs, successors, personal representatives, executors and administrators, covenant with said Grantees, Grantees' heirs and assigns, that Grantors are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and Grantors' heirs, personal representatives, executors and administrators shall, warrant and defend the same to the said Grantees, and Grantees' heirs, and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements, and with every contingent remainder and right of reversion, unto said Grantees, Grantees' heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12<sup>th</sup> day of FEBRUARY, 2004.

  
Betty S. Chesser


  
Darlene C. Kelley

  
Larry R. Kelley

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Betty S. Chesser, Darlene C. Kelley, and Larry R. Kelley, 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 date the same bears date.

Given under my hand and official seal, this the 12<sup>th</sup> day of FEBRUARY, 2004.

  
Notary Public  
My commission expires: 7/24/06