

Send tax notice to:
SHAWN DAVID CHADWELL
137 Spring Street
Calera, AL 35040

This instrument prepared by:
Kelly R. Knight, Attorney at Law
Two Perimeter Park South
Suite 315 East
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY-FIVE THOUSAND & NO/100 DOLLARS (\$125,000.00) in hand paid to the undersigned MAGGIE CHAPMAN, an unmarried woman, (hereinafter referred to as "Grantor") by SHAWN DAVID CHADWELL (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 99, according to a Resurvey of Lots 98, 99, 117 and 118, Summerchase, Phase 4, as recorded in Map Book 29, page 60, in the Probate Office of SHELBY County, ALABAMA.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the year 2004, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. 20 foot building line and amended by variance recorded in Instrument 20030127000047030, as shown by recorded map.
3. 5 foot easement on southwest and 7.5 foot easement on rear, as shown by recorded map.
4. Subdivision restrictions shown on record plat in Map Book 29, page 60, provide for Construction of Single Family Residences only.
5. Restrictions appearing of record in Instrument 2000/9762, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 2000/23206, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Instrument 2002/5850, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Instrument 20020917000448280, in the Probate Office of Shelby County, Alabama.

\$125,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises;

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that they are free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors and administrators shall warrant and defend the same to said Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, MAGGIE CHAPMAN, an unmarried woman, hereunto set her signature and seal on this the ____ day of February, 2004.


_____ 
MAGGIE CHAPMAN

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MAGGIE CHAPMAN, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of February, 2004.

[NOTARIAL SEAL]


Notary Public
Print Name: Kelly R. Knight
Commission Expires: 6-2-2004