

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Lynal Chappell and Ricky Brasher  
*PO Box 202*  
*Chelsea, AL 35043*

STATE OF ALABAMA )  
: **GENERAL WARRANTY DEED**  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Eighty-Five Thousand and 00/100 (\$85,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jerry L. Perrin, an unmarried man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Lynal Chappell and Ricky Brasher**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See the attached Exhibit "A".**

Subject To:

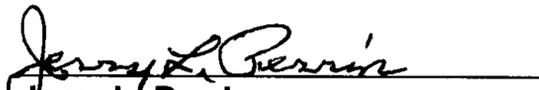
Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

Jerry L. Perrin was the surviving grantee of the deed recorded in Deed Book 254 Page 481 in the Probate Office of Shelby County, Alabama; the other Grantee, Glenda B. Perrin having passes away on or about November 10, 2002.

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 unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

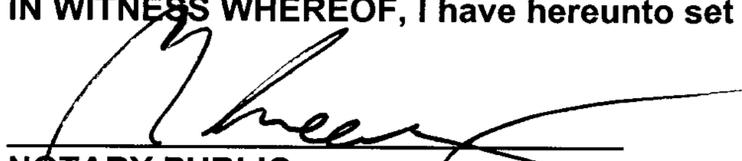
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **16th** day of **March, 2004**.

  
Jerry L. Perrin

STATE OF ALABAMA )  
:   
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jerry L. Perrin, an unmarried man, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of March, 2004.

  
NOTARY PUBLIC  
My Commission Expires: *6-5-2007*

CLAYTON T. SWEENEY, ATTORNEY AT LAW

**EXHIBIT A**  
**LEGAL DESCRIPTION**



A parcel of land in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin a to the Northwest corner of Section 19, Township 20 South, Range 1 East and run thence South along the West line of Section 19 to the center line of the cherted county road a distance of 700 feet, more or less; thence run East along the North line of said cherted road to the West line of the paved Shelby County Road No. 49; thence run north along the West line of said Shelby County Road No. 49 to the North line of Section 19; thence run West along the North line of said section to the point of beginning; being situated in Shelby County, Alabama.

Less and except any portion of subject land lying within any road right of way.