

FRS File No.: 363308

Customer File No.: 3279859

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Jefferson }

CLAYTON T. SWEENEY, ATTORNEY AT LAW

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Donna B. Suddeth and Thomas S. Suddeth, wife and husband, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Robert L. Chaney and Suzanne E. Perumean-Chaney

(herein referred to as GRANTEE), their heirs and assigns, as joint tenants with rights of survivorship

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

State of Alabama, County of Shelby

Lot 30, according to the Survey of Weatherly Windsor Sector II, as recorded in Map Book 18, Page 80, Shelby County, Alabama records.

\$216,000.00 of the consideration was paid from the proceeds of a mortgage loan. This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 120 Windsor Lane, Pelham, AL 35124, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever, as joint tenants with rights of survivorship

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 25th day of March, 2004.

Donna B Suddeth (Seal)
Donna B. Suddeth

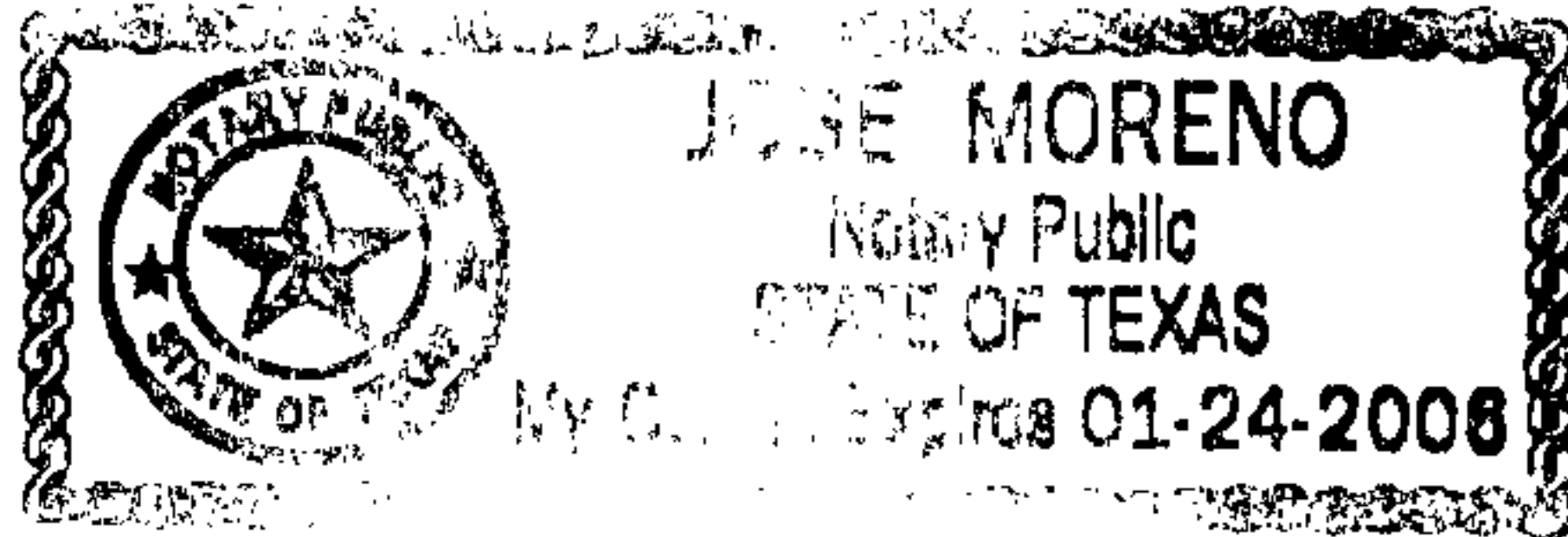
Thomas S. Suddeth (Seal)
Thomas S. Suddeth

THE STATE OF Texas }
COUNTY OF Dallas }

20040421000206100 Pg 2/2 68.00
Shelby Cnty Judge of Probate, AL
04/21/2004 12:40:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donna B. Suddeth, married (fill in marital status) 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 conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 25 day of March, 2004.

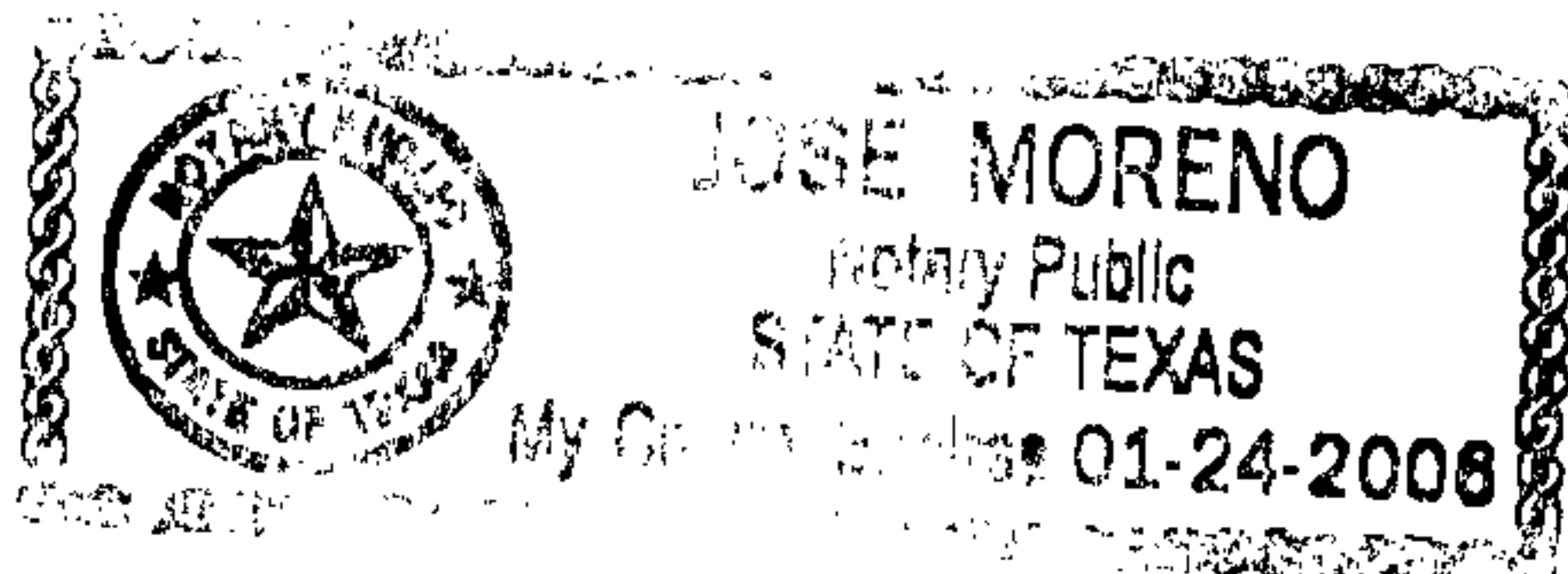


Jose Moreno (Seal)
Notary Public
My Commission Expires

THE STATE OF Texas }
COUNTY OF Dallas }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas S. Suddeth, married (fill in marital status) 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 conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 25 day of March, 2004.



Jose Moreno (Seal)
Notary Public
My Commission Expires