

This instrument was prepared by:

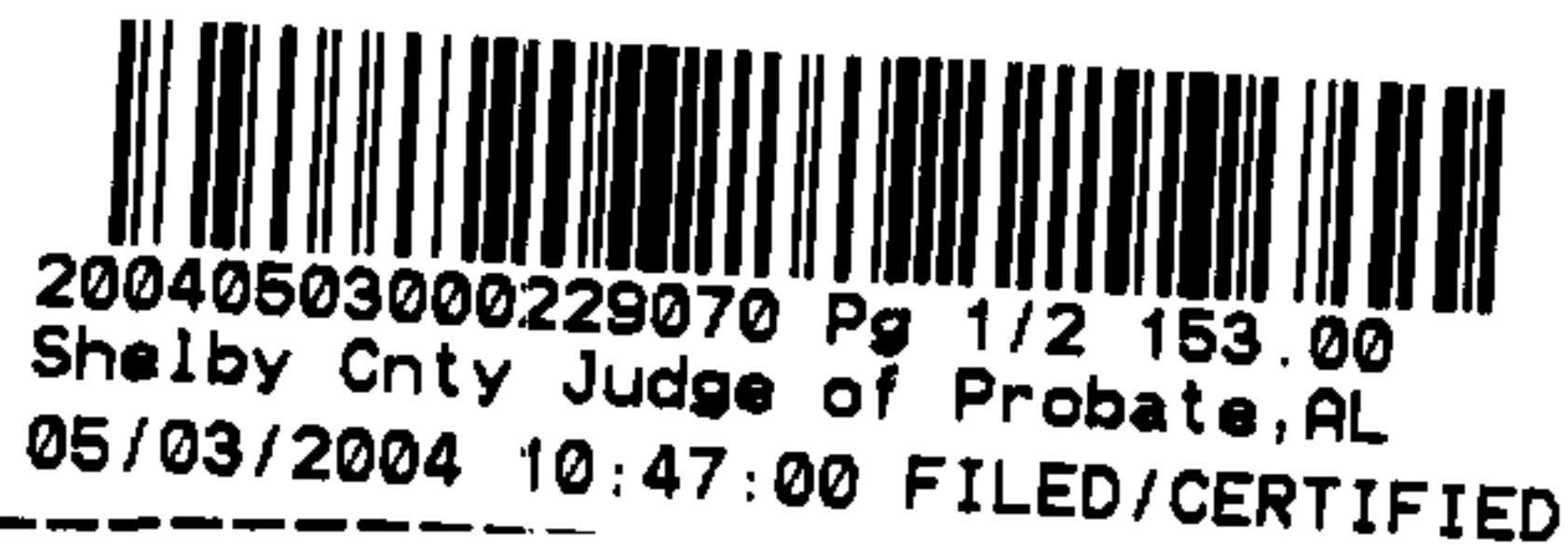
(Name) William H. Halbrooks
1 Independence Plaza, Suite 704
(Address) Birmingham, AL 35209

Send Tax Notice To: W. J. "Bill" Christiansen
name
2311 Lime Rock Road
address
Birmingham, AL 35216

WARRANTY DEED-

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:



That in consideration of One Hundred Thirty-nine Thousand and no/100
(\$139,000.00) Dollars
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Matt Newport, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

W. J. "Bill" Christiansen
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

TO HAVE AND HOLD to the said grantee, 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, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 16th
day of April, 2004

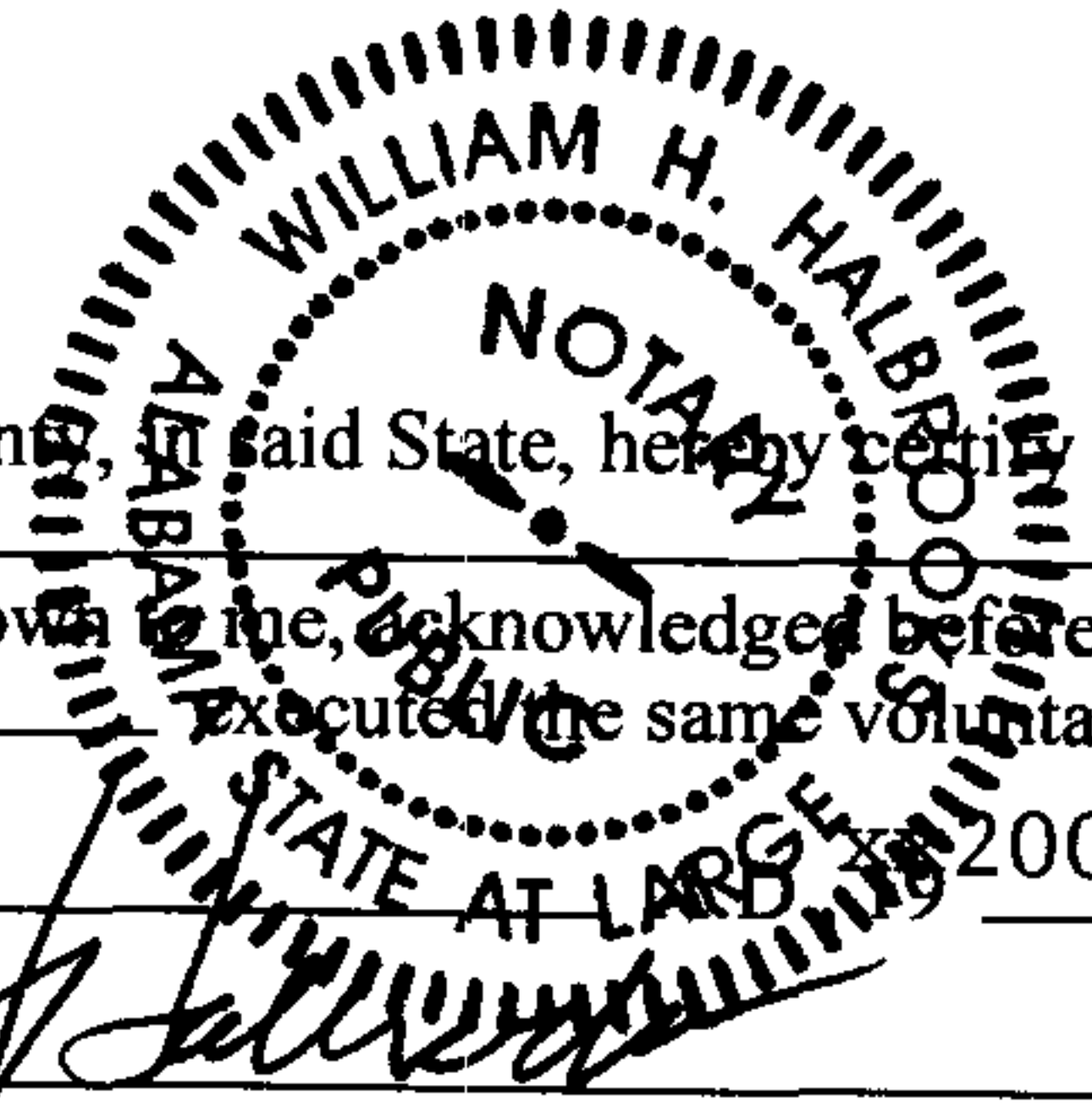
_____(Seal) Matt Newport _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, the undersigned
Matt Newport, a Notary Public in and for the said County, Shelby, in said State, hereby certify that
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 hands and official seal this 16th day of April, 2004
William H. Halbrooks Notary Public



COMMITMENT

File No.: 26961

Commitment No.: 26961

EXHIBIT "A"

Commence at the NW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 21 South Range 2 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West along the West of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 978.66 feet; thence North 73 degrees 21 minutes 12 seconds East, a distance of 831.59 feet; thence continue along the last described course a distance of 401.76 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 267.67 feet; thence North 22 degrees 54 minutes 18 seconds West, a distance of 210.06 feet; thence South 73 degrees 20 minutes seconds West a distance of 244.77 feet; thence South 16 degrees 38 minutes 48 seconds East, a distance of 208.76 feet to the POINT OF BEGINNING.

30' INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 978.66 feet; thence North 73 degrees 21 minutes 12 seconds East, a distance of 831.59 feet to the POINT OF BEGINNING the Southerly boundary of a 30' ingress, egress, utility and drainage easement lying 30' Northerly of and parallel to described Southerly boundary; thence continue along the last described course and along said Southerly boundary, a distance of 401.76 feet to the end of said easement.

20040503000229070 Pg 2/2 153.00
Shelby Cnty Judge of Probate, AL
05/03/2004 10:47:00 FILED/CERTIFIED