

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

STEVE CHESSER and GINA CHESSER

868 HWY 333

COLUMBIANA, ALABAMA 35051

20040604000299370 Pg 1/2 18.50
Shelby Cnty Judge of Probate, AL
06/04/2004 11:55:00 FILED/CERTIFIED

That in consideration of

THAT IN CONSIDERATION OF **Ninety Thousand and 00/100 DOLLARS (90,000.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
we, MICHAEL SHANE PHILLIPS A Single PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto

STEVE CHESSER and GINA CHESSER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate
situated in SHELBY County, Alabama to-wit:

SEE EXHIBIT "A"

Subject to Easements, Restrictions and rights of way of record.

**\$85,500.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed
simultaneously herewith.**

To Have And To Hold unto the said Grantees STEVE CHESSER and GINA CHESSER as joint tenants, with right of survivorship,
their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby
created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other,
the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and
assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 14th day of April,
2004.

WITNESS:

_____(Seal)

Michael Shane Phillips (Seal)
MICHAEL SHANE PHILLIPS

_____(Seal)

_____(Seal)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that _____
MICHAEL SHANE PHILLIPS A Single PERSON whose name(s) is/are signed to the foregoing
conveyance, and who is/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 day the same bears date.

Given under my hand and official seal this 14th day of April A.D., 20 04.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

65928

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

Alan Keith
3/12/06

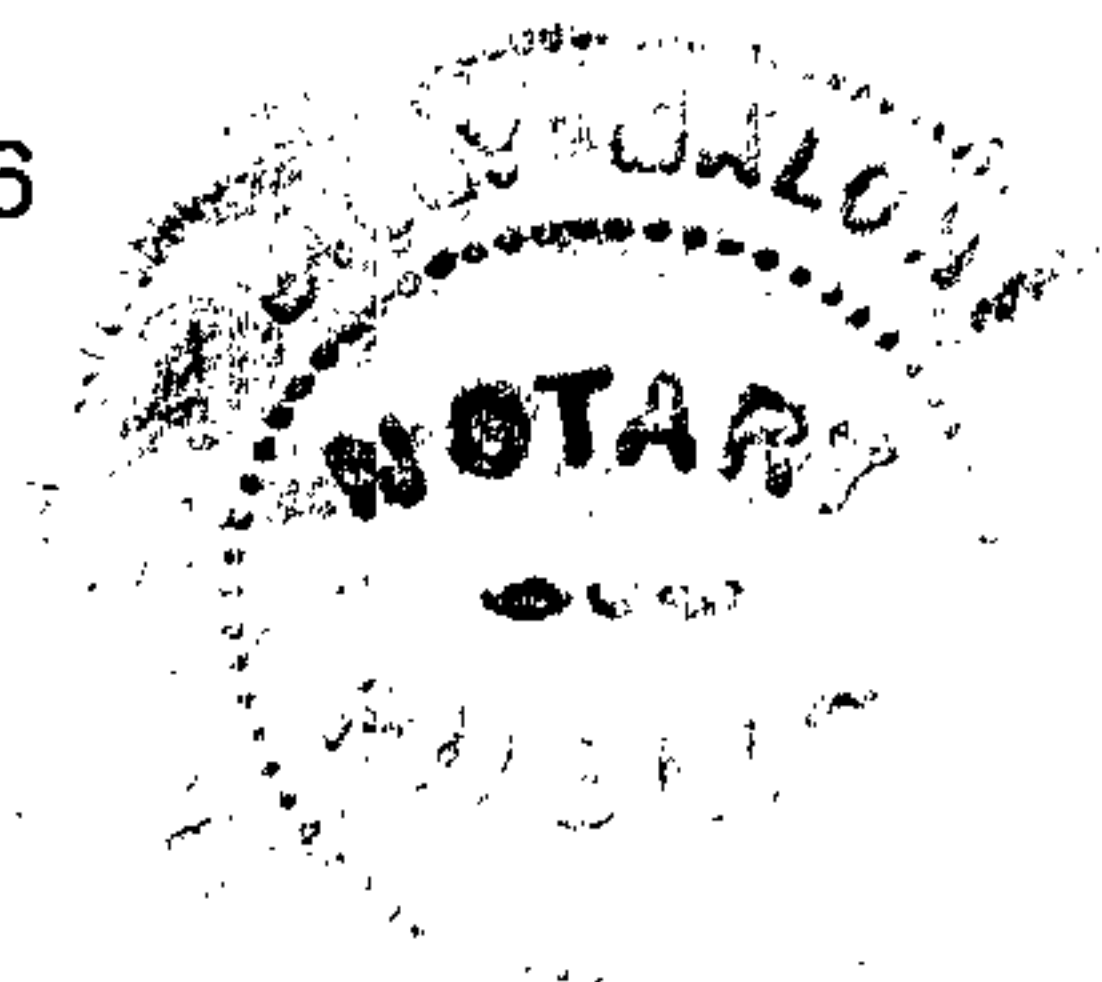


EXHIBIT "A"

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF NW 1/4-SW 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 1 WEST SHELBY COUNTY, ALABAMA PROCEED EASTERLY ALONG THE NORTH BOUNDARY OF SAID NW 1/4 -SW 1/4 FOR A DISTANCE OF 300.00 FEET; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 89 DEGREES 11 MINUTES 28 SECONDS FOR A DISTANCE OF 228.72 FEET; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 91 DEGREES 22 MINUTES 24 SECONDS FOR A DISTANCE OF 99.02 FEET; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 269 DEGREES 28 MINUTES 07 SECONDS FOR A DISTANCE OF 49.95 FEET; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90 DEGREES 06 MINUTES 42 SECONDS FOR A DISTANCE OF 200.31 FEET; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 89 DEGREES 20 MINUTES 19 SECONDS FOR A DISTANCE OF 180.00 FEET ; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 268 DEGREES 09 MINUTES 21 SECONDS FOR A DISTANCE OF 267.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY OF SHELBY COUNTY, HIGHWAY NO. 333; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 48 DEGREES 22 MINUTES 37 SECONDS AND PROCEED ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF SAID HIGHWAY FOR A DISTANCE OF 134.43 FEET TO A POINT ON THE NORTH BOUNDARY OF THE NE 1/4-SE 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 1 WEST SHELBY COUNTY, ALABAMA; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 131 DEGREES 29 MINUTES 34 SECONDS AND LEAVING SAID HIGHWAY BOUNDARY ANG ALONG THE NORTH BOUNDARY OF SAID NE 1/4-SE 1/4 FOR A DISTANCE OF 175. 33 FEET TO THE POINT OF BEGINNING.

ALSO A 20 FOOT EASEMENT FOR THE PURPOSE OF A DRIVEWAY DESCRIBED AS FOLLOWING; COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 -SW 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND PROCEED EASTERLY ALONG THE NORTH BOUNDARY OF SAID NW 1/4-SW 1/4 FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED EASEMENT; THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG THE AFOREMENTIONED COURSE AND ALONG THE NORTH BOUNDARY OF SAID EASEMENT FOR A DISTANCE OF 257.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY BOUNDARY OF SHELBY COUNTY, HIGHWAY 47; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 115 DEGREES 52 MINUTES 10 SECONDS ALONG THE WESTERLY BOUNDARY OF SAID HIGHWAY FOR A DISTANCE OF 22.23 FEET; THENCE LEAVING SAID HIGHWAY BOUNDARY TURN AN INTERIOR ANGLE TO THE LEFT OF 64 DEGREES 07 MINUTES 49 SECONDS AND PROCEED ALONG THE SOUTH BOUNDARY OF SAID EASEMENT FOR A DISTANCE OF 257.28 FEET; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 83 DEGREES 11 MINUTES 28 SECONDS FOR A DISTANCE OF 20.00 FEET BACK TO THE POINT OF BEGINNING OF HEREIN DESCRIBED 20 FOOT EASEMENT.
THE ABOVE DESCRIBED PARCEL OF LAND AND EASEMENT BEING IN THE NE 1/4-SE 1/4 OF SECTION 15, AND THE NE 1/4-SW 1/4 OF SECTION 14 ALL IN TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

MSF