

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy Thousand Dollars and no/100 Dollars (\$70,000.00) and other good and valuable consideration to the undersigned grantor, CHARLES RAY ELLIS, an unmarried man, in hand paid by the grantee, BETTY LOUISE SEALS the receipt whereof is hereby acknowledged the said grantor does grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

See attached exhibit A

\$66,500.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.


Subject to the one year statutory right of redemption that runs through November 7, 2004.

TO HAVE AND TO HOLD, to the said grantee, BETTY LOUISE SEALS and her assigns forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 8th day of June, 2004.

WITNESS:

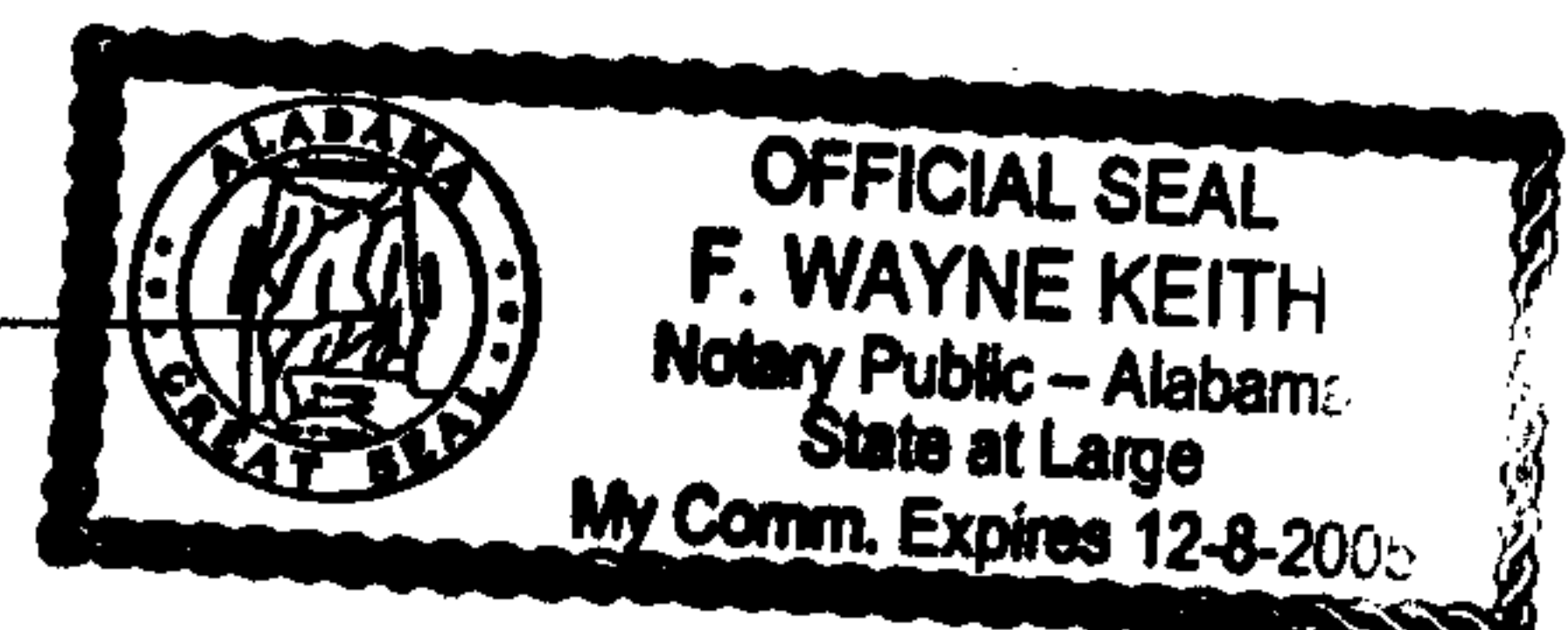

CHARLES RAY ELLIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles Ray Ellis, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 8th day of June, 2004.


Notary Public



This Instrument was prepared by:
F. Wayne Keith, Attorney
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

Send Tax Notice to:
Betty Louise Seals
1106 2nd Avenue SW 210 12th Street SW
Alabaster, Alabama 35007

BETTY LOUISE SEALS

LEGAL DESCRIPTION

State of Alabama

County of Shelby

A lot in the NW1/4 of the NW1/4 of Section 2, Township 21 South, Range 3 West, described as follows: Commence at the NW corner of the NW1/4 of the NW1/4 of Section 2, Township 21 South, Range 3 West; thence run South along the West line of said 1/4-1/4 Section a distance of 315 feet to the point of beginning; from this point continue south along the west line of the 1/4-1/4 section a distance of 47.40 feet; thence turn an angle of 83 deg. 13 min. to the left and run a distance of 146.00 feet; thence turn an angle of 96 deg. 47 min. to the left and run a distance of 71.21 feet; thence turn an angle of 92 deg. 35 minutes to the left and run a distance of 145.06 feet to the point of beginning. Situated in the NW1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama. Also, Begin at the Northwest corner of Section 2, Township 21 South, Range 3 West, and run East along the North line of said Section 143 feet; thence turn an angle of 87 deg. 41 min. to the right and run 302.67 feet; thence turn an angle of 87 deg. 25 min. to the right and run 143.1 feet to the West line of said Section; thence turn an angle of 92 deg. 35 min. to the right and run 315 feet to the point of beginning. Less and Except: that portion of the above described property conveyed by deed recorded in Real Record 125, Page 920 in the Probate Office of Shelby County, Alabama.