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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

✓ R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

BAKER AND EVANS DEVELOPMENT, INC.

145 Overhill Road
Montevallo, AL 35115

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY SIX THOUSAND DOLLARS and 00/100 (\$76,000.00) to the undersigned grantor, CHANCELLORS CROSSING, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto BAKER AND EVANS DEVELOPMENT, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOTS 4 AND 9 ACCORDING TO THE SURVEY OF SYNDEY'S PLACE AS RECORDED IN MAP BOOK 33, GE 74 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

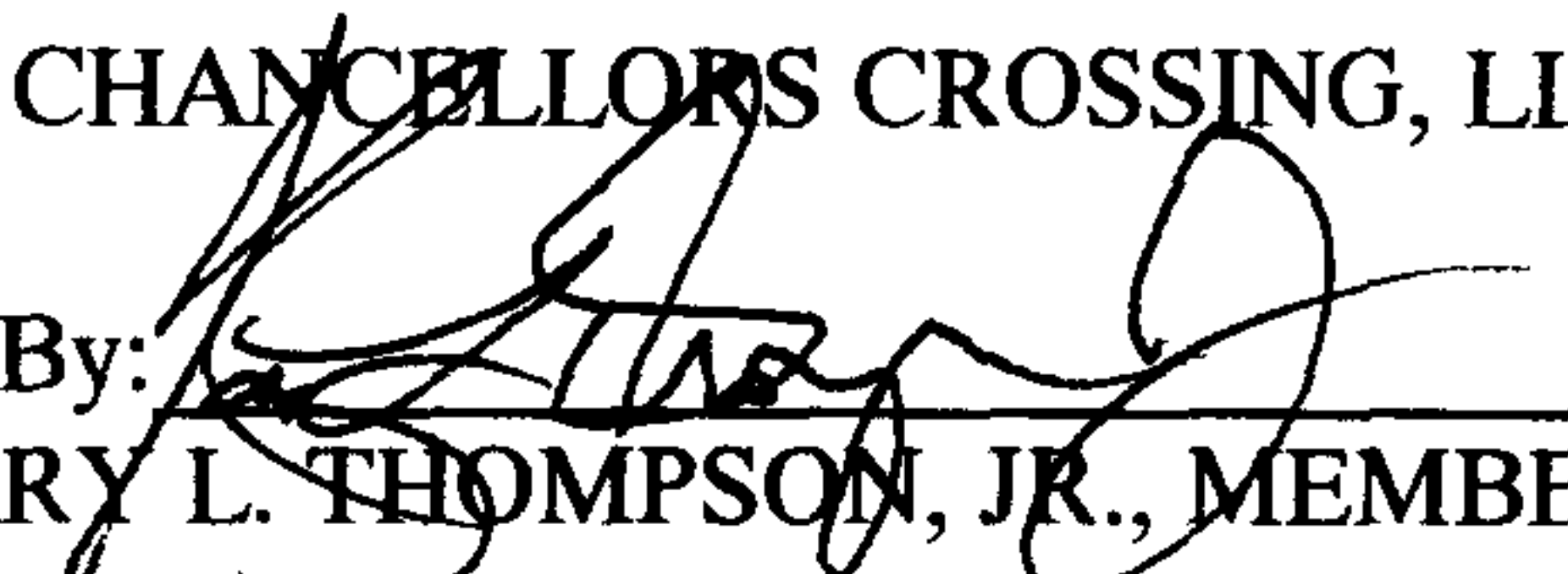
1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. BUILDING SETBACK LINE OF 25 FEET RESERVED FROM SYDNEY LANE AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT INCLUDING 7.5 FOR STORM EASEMENT ON THE NORTHERLY SIDE OF THE LOT 9.
4. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED 127, PAGE 433 AND DEED 165, PAGE 115 IN THE PROBATE OFFICE.
5. RIGHTS OF WAY GRANTED TO SHELBY COUNTY BY INSTRUMENTS RECORDED IN DEED 180 PAGE 534; DEED 180, PAGE 536 AND DEED 229, PAGE 495 IN THE PROBATE OFFICE.
6. RESTRICTIONS LIMITATIONS CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 33, PAGE 74 IN THE PROBATE OFFICE.
7. RIGHTS OF OTHERS TO USE OF COPPERS BRANCH.

\$76,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CHANCELLORS CROSSING, LLC, by its MEMBER, GARY L. THOMPSON, JR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 15th day of June, 2004.

CHANCELLORS CROSSING, LLC
By: 
GARY L. THOMPSON, JR., MEMBER

STATE OF ALABAMA)

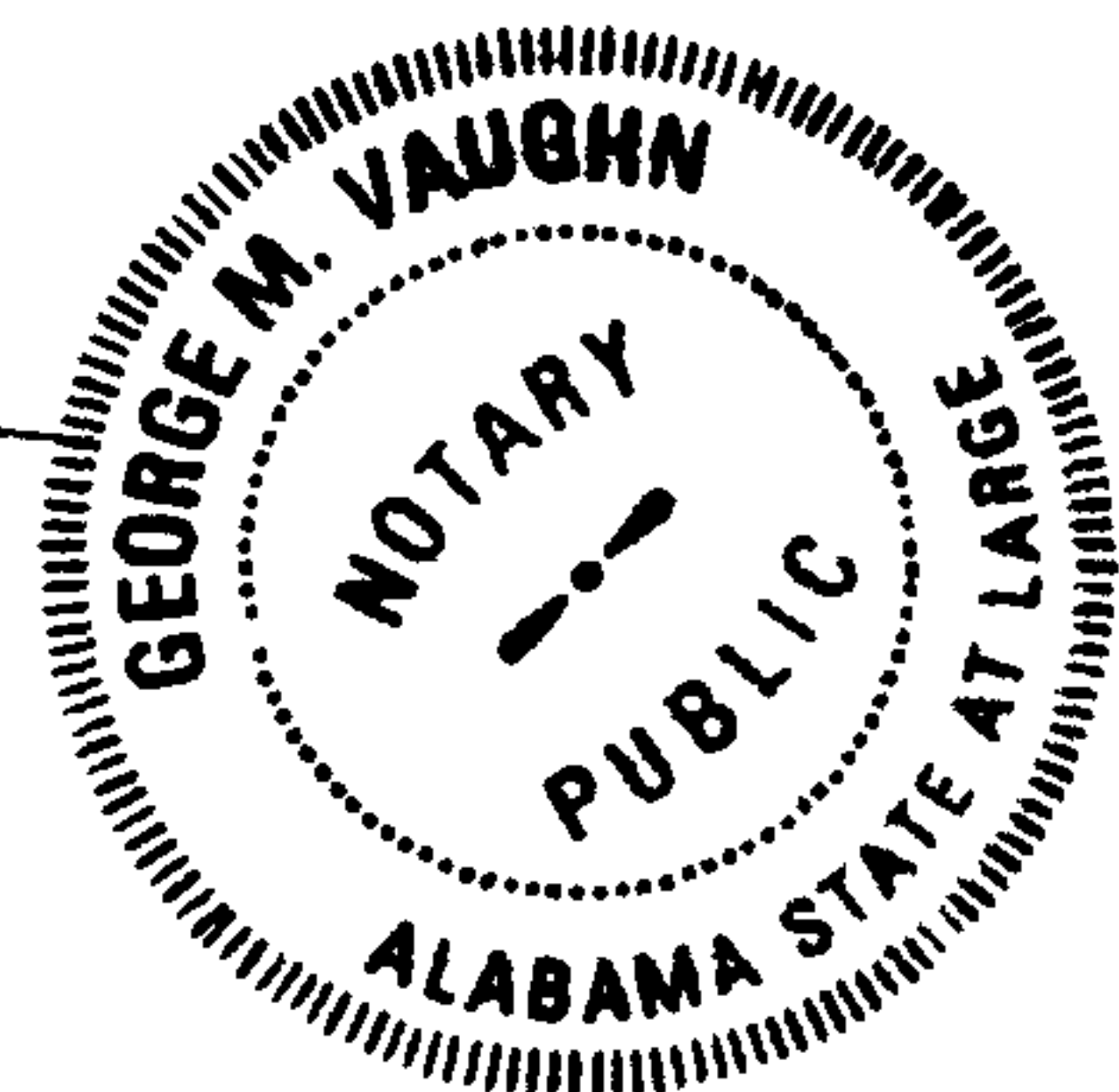
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY L. THOMPSON, JR., whose name as MEMBER of CHANCELLORS CROSSING, LLC, an Alabama Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 15th day of June, 2004.


Notary Public



My commission expires: 9.29.06