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DP

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden

PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

STEVEN COTTLE
110 MEADOWGREEN DRIVE
MONTEVALLO, AL., 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY TWO THOUSAND DOLLARS and 00/100 (\$92,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, STEVEN R. COTTLE, SR, A MARRIED PERSON. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEVEN COTTLE, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 15, IN BLOCK 2, ACCORDING TO THE MAP MEADOWGREEN SUBDIVISION, AS RECORDED IN MAP BOOK 6, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

✓ SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR

SUBJECT TO:

TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.

RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY BY INSTRUMENTS RECORD IN DEED BOOK 301, PAGE 435.

TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 12, PAGE 766.

RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 14, PAGE 819: DEED BOOK 294, PAGE 709: DEED BOOK 284, PAGE 482 AND AS SHOWN ON RECORDED MAP.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 136, PAGE 335.

AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN MISC. BOOK 13, PAGE 210 AND DEED BOOK 295, PAGE 609.

RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN BOOK 298, PAGE 288.

EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.

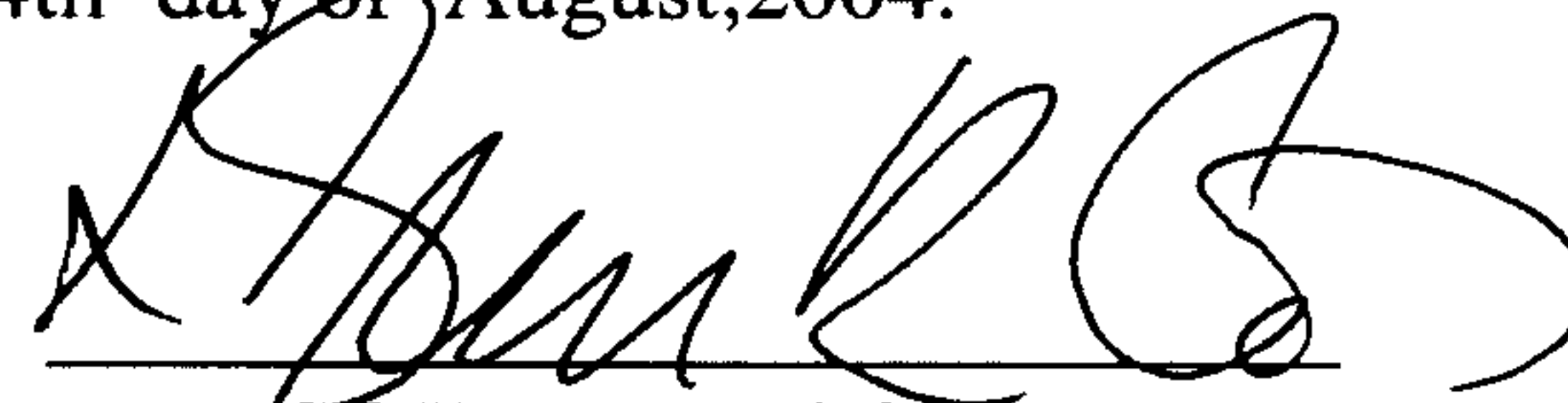
ALL RIGHTS OUTSTANDING BY REASON OF STATUTORY RIGHT OF REDEMPTION FROM FORECLOSURE OF THAT CERTAIN MORTGAGE GIVEN BY RICKEY M. LILLY AND FELICIA Y. LILLY, TO CHASE MANHATTAN MORTGAGE CORPORATION, RECORDED IN INSTRUMENT # 1998-21414, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SAID FORECLOSURE BEING EVIDENCED BY FORECLOSURE DEED TO CHASE MANHATTAN MORTGAGE CORPORATION, RECORDED IN INSTRUMENT #2003-64505, IN THE PROBATE OFFICE.

\$73,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, STEVEN R. COTTLE, SR., have hereunto set his, her or their signature(s) and seal(s), this the 24th day of August, 2004.

 SR

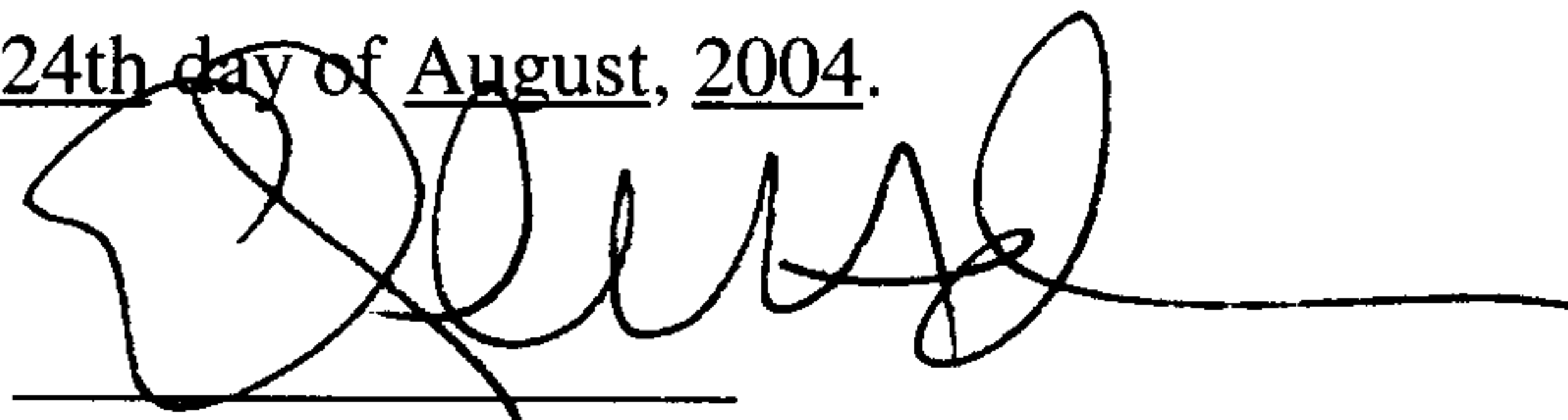
STEVEN R. COTTLE, SR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STEVEN R. COTTLE, SR., 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of August, 2004.



Notary Public

My commission expires: 10.2.05