

11424

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAYE HUTCHISON
PO BOX 226
MAYLENE, AL 35114

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NO DOLLARS and 00/100 (\$0.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, REX F. CHILTON and NANCY M. CHILTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAYE HUTCHISON, A MARRIED MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 14, according to the Survey of Chancellor's Crossing, as recorded in Map Book 28, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTEE NOR HIS RESPECTIVE SPOUSE

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. 45 FOOT BUILDING LINE ON REAR; 35 FOOT BUILDING LINE ON FRONT AND 10 FOOT BUILDING LINE ON SIDES AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2002-5207.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 112, PAGE 117 AND 191, DEED BOOK 111, PAGE 415, DEED BOOK 107, PAGE 266 AND DEED BOOK 105, PAGE 262 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESERVATIONS LIMITATIONS AND CONDITIONS SET OUT IN EASEMENTS FOR INGRESS AND EGRESS FROM BARBARA HAMBY STONE AND MARY E. HAMBY RECORDED IN INSTRUMENT 2000-18507 AND INSTRUMENT 2000-18508 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. AGREEMENT BY JAN HAMBY PIPER AS SET OUT IN REAL 187, PAGE 272 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. FLOOD RIGHTS ACQUIRED BY ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 263, PAGE 208 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$10,000.00

8. TERMS CONDITIONS AND LIMITATIONS AS SET OUT IN THE COVENANT SETTLEMENT WITH LENNIS W. CAUDILL IN RE: CASE CV 91-879 NS AND SET OUT BY INSTRUMENT 1992-15943 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO OIL, GAS, SAND, LIMESTONE, AND GRAVEL IN, ON, AND UNDER SUBJECT PROPERTY,
10. RIGHTS OF PARTIES IN POSSESSION, ENCROACHMENTS, OVERLAPS, OVERHANGS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIVE COVENANTS, DEFICIENCY IN QUANTITY OF GROUND, OR ANY MATTERS, NOT OF RECORD, WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
11. ANY LIEN FOR SERVICES, LABOR OR MATERIAL IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON OR AFTER DATE OF POLICY, NOT SHOWN BY PUBLIC RECORDS.

\$232,120.00 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, REX F. CHILTON and NANCY M. CHILTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 9th day of September, 2004.



REX F. CHILTON



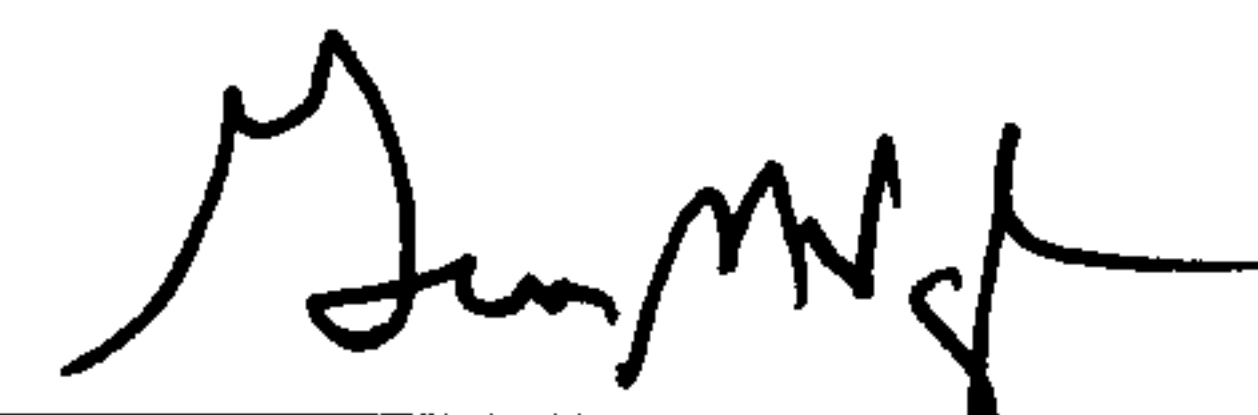
NANCY M. CHILTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that REX F. CHILTON, NANCY M. CHILTON 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 9th day of September, 2004.



Notary Public

My commission expires: 9.29.06

