
(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

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

MATTHEW C. CYPHERS
1112 OLD CAHABA CIRCLE

HELENA, ALABAMA 35080

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TWENTY NINE THOUSAND DOLLARS and 00/100 (\$229,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, TONY HALSEY, JR. and ANDREA R. HALSEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MATTHEW C. CYPHERS, AN UNMARRIED MAN, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 819, according to the Survey of Old Cahaba, Sector 8, as recorded in Map Book 26, Page 3, in the Probate Office of SHELBY County, ALABAMA.

SUBJECT TO:

1. TAXES FOR YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
3. 15-FOOT MINIMUM BUILDING SETBACK LINE FROM OLD CAHABA CIRCLE AND 10-FOOT EASEMENT ACROSS REAR OF SAID LOT AS SHOWN ON SURVEY PREPARED BY LAURENCE D. WEYGAND DATED MAY 15, 2001.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSON OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS RECORDED IN DEED BOOK 165, PAGE 331; DEED BOOK 155, PAGE 425 AND LIS PENDENS BOOK 2, PAGE 165.
6. TRANSMISSION LINE PERMITS GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 247, PAGE 853; DEED BOOK 131, PAGE 447 AND DEED BOOK 139, PAGE 238.

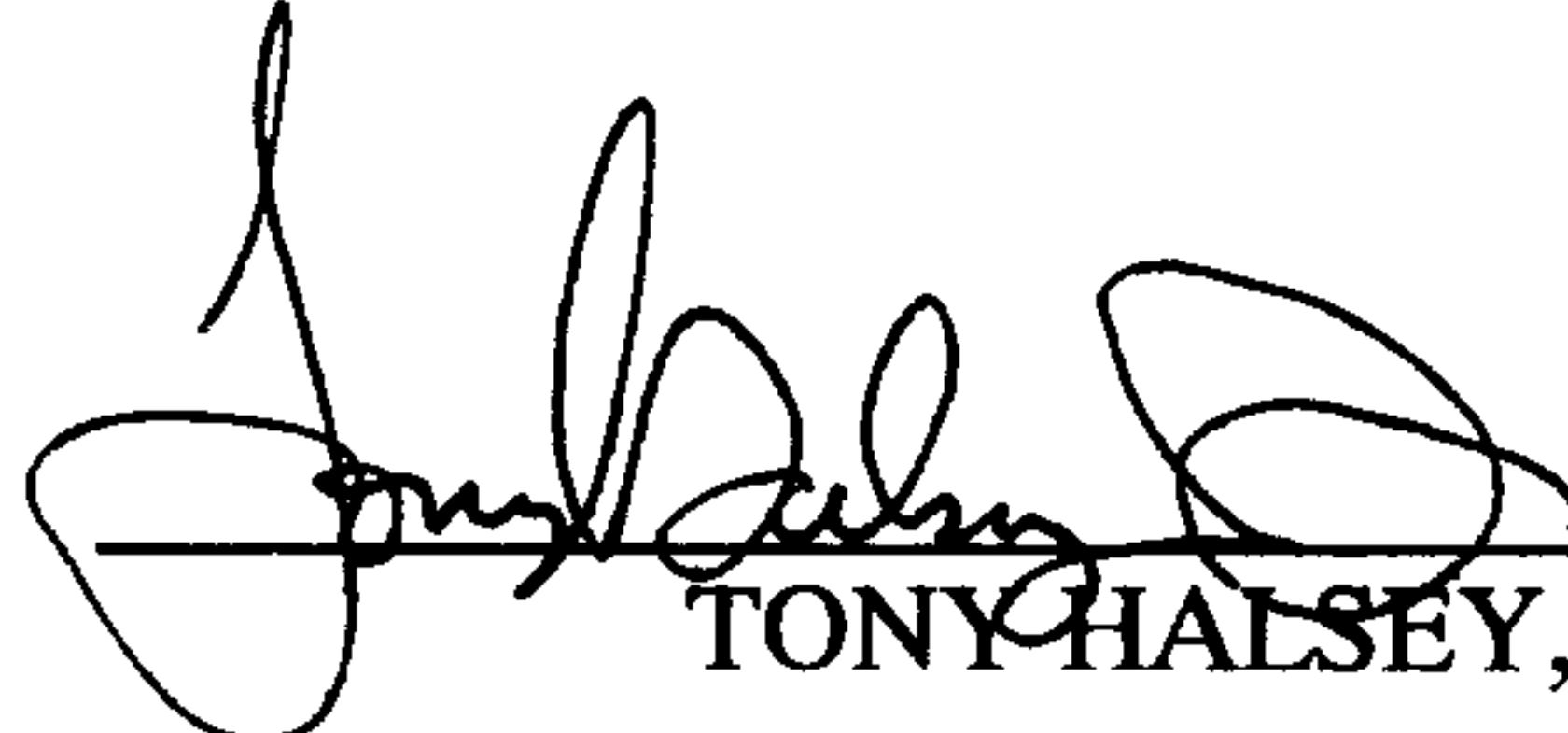
7. AGREEMENT BETWEEN L & N RAILROAD COMPANY AND WADSWORTH RED-ASH COAL CO. AS RECORDED IN DEED BOOK 47, PAGE 230.
8. AGREEMENT AND COVENANTS RELATING TO ROADWAY EASEMENT AS RECORDED IN REAL BOOK 133, PAGE 277.
9. EASEMENT AGREEMENT RECORDED IN INST. NO. 199-23334
10. TIMBER DEED AS RECORDED IN INST. NO. 1997-28869.

\$183,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said GRANTORS, TONY HALSEY, JR. and ANDREA R. HALSEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of October, 2004.



TONY HALSEY, JR.



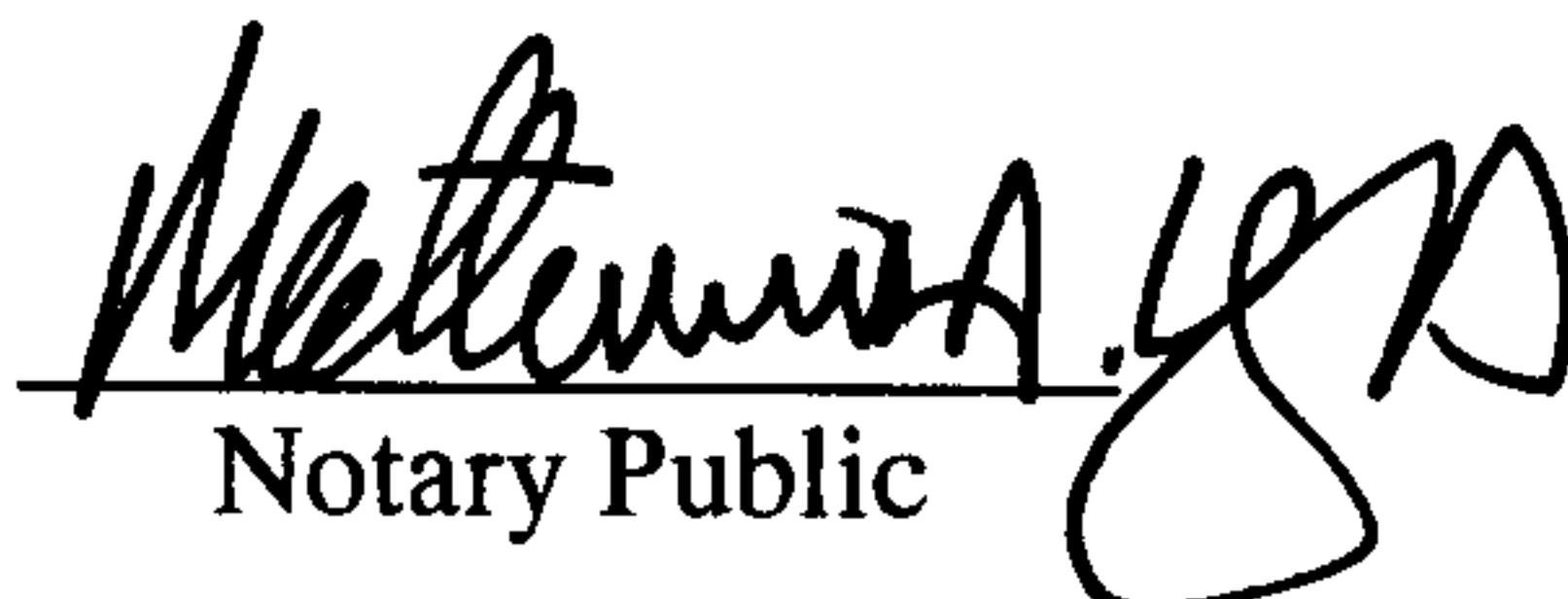
ANDREA R. HALSEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TONY HALSEY, JR., ANDREA R. HALSEY 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 29th day of October, 2004.



Notary Public

My commission expires: 9/12/2005