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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

TRACY A. CAMPBELL
1901 CHANDALER CT
PELHAM, ALABAMA 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THREE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$103,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LARRY E. HIPP and KATHRYN D. HIPP, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TRACY A. CAMPBELL, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT A

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. COVENANTS, CONDITIONS AND RESTRICTIONS S SET FORTH IN MISC. BOOK 6, PAGE 804.
3. TRANSMISSIONLINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 278, PAGE 477, DEED BOOK 297, PAGE 412 AND DEED BOOK 301, PAGE 581.
4. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 280, PAGE 752.
5. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 287, PAGE 506 AND COVENANTS PERTAINING THERTO RECORDED IN MISC. BOOK 32, PAGE 488.

\$97,850.00 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, LARRY E. HIPPI and KATHRYN D. HIPPI, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of October, 2004.


LARRY E. HIPPI

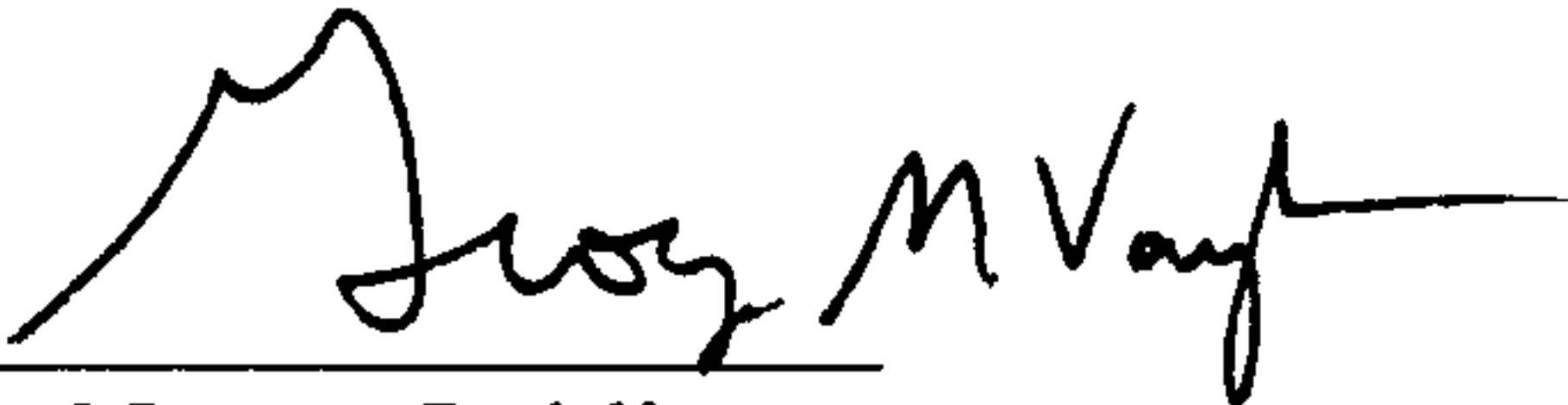

KATHRYN D. HIPPI

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LARRY E. HIPPI, KATHRYN D. HIPPI 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: 9.29.06

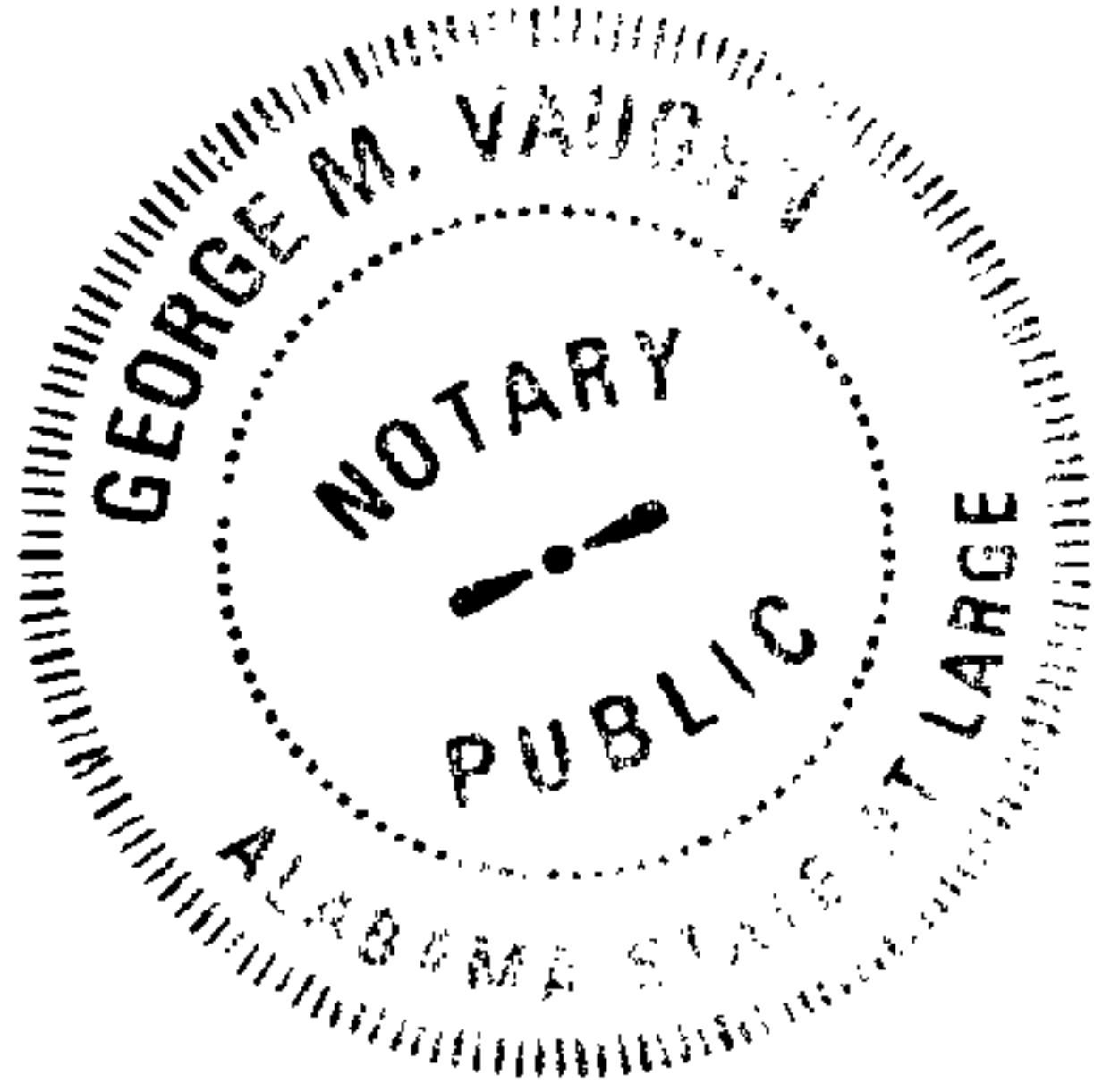


EXHIBIT "A"

20041110000618020 Pg 3/3 23.00
Shelby Cnty Judge of Probate, AL
11/10/2004 08:10:00 FILED/CERTIFIED

Unit "A", Building 7, Phase 2 of Chandalar Townhouses recorded in Map Book 7, Page 166 and 166A in the Probate Office of Shelby County, Alabama; being located in the Southwest quarter of the Southeast quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said quarter-quarter section; thence in a Northerly direction along the East line of said quarter-quarter section, a distance of 830.76 feet; thence 90 degrees left, in a Westerly direction, a distance of 366.82 feet; thence 99 degrees 22 minutes 30 seconds left in a Southwesterly direction, a distance of 57.06 feet to a point on the outer face of a wood fence extending across the fronts of Units "A", "B", "C" and "D", of said Building 7; thence 90 degrees left in a Northeasterly direction along the outer face of said wood fence extending across the fronts of said Units "C" and "B", a distance of 43.0 feet to the point of beginning; thence continue along last described course, along the outer face of said wood fence extending across the front of Unit "A" a distance of 26.0 feet; thence 90 degrees right in a Southeasterly direction along the outer face of a wood fence, said Unit "A" and another wood fence a distance of 67.65 feet to a point on the outer face of a wood fence that extends across the backs of said Units "A", "B", "C" and "D"; thence 90 degrees right in a Southwesterly direction along the outer face of said wood fence, extending across the back of Unit "A", a distance of 19.55 feet to the Northeast corner of a storage building; thence 90 degrees left in a Southeasterly direction along the outer face of said storage building a distance of 4.15 feet to the Southeast corner of said storage building; thence 90 degrees right in a Southwesterly direction along the outer face of said storage building, a distance of 6.45 feet to the centerline of a wall common to the storage buildings of said Units "A" and "B"; thence 90 degrees right in a Northwesterly direction along said centerline of said storage building, the centerline of a wood fence, party wall and other wood fence all common to Units "A" and "B" a distance of 71.8 feet to a point of beginning; being situated in Shelby County, Alabama.