

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

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REX F. CHILTON 2000 CHANCELLOR FERRY COVE HARPERSVILLE, AL 35078

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATUTORY WARRANTY DEED

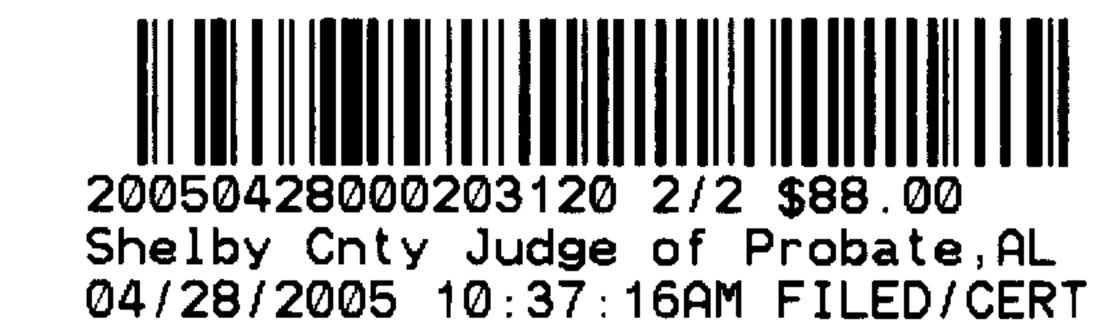
Know All Men by These Presents: That in consideration of THREE HUNDRED TEN THOUSAND DOLLARS and 00/100 (\$310,000.00) DOLLARS to the undersigned grantor, JAYE HUTCHINSON, A MARRIED MAN***, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto REX F. CHILTON and NANCY M. CHILTON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, 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 GRANTOR 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. 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.
- 5. RESERVATIONS, LIMITATIONS AND CONDITIONS SET OUT IN EASEMENTS FOR INGRESS AND EGRESS FROM BARBARA HAMBY STONE AND MARY S. HAMBY RECORDED IN INST. 2000-18507 AND INST. 2000-18508.
- 6. AGREEMENT BY JAN HAMBY PIPER AS SET OUT IN REAL 187, PAGE 272.
- 7. FLOOD RIGHTS ACQUIRED BY ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 263, PAGE 208.
- 8. TERMS, CONDITIONS AND LIMITATIONS AS SET OUT IN THE COVENANT



SETTLEMENT WITH LENNIE W. CAUDILL IN RECASE NO. CV91-879-NS AND SET OUT IN INSTRUMENT # 1992-15943.

- 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.

\$236,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said JAYE HUTCHINSON, has hereunto subscribed his name on this the 11th day of April, 2005.

JAYE HUTCHINSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 04/28/2005 State of Alabama

Deed Tax:\$74.00

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAYE HUTCHINSON, 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 executed the same voluntarily.

Given under my hand this the 11th day of April, 2005.

Notary Public

My commission expires: