

Send tax notice to:
THOMAS F. JAMES
1062 CHNCELLORS FERRY LOOP
HARPERSVILLE, AL 35078

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243
BHm0502639

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirty Five Thousand and 00/100 Dollars (\$235,000.00) in hand paid to the undersigned, Chancellor's Crossing, LLC (hereinafter referred to as "Grantor") by Thomas F. James and Jean Patricia James (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, Chancellor's Crossing Subdivision, a plat of which is recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Plat Book 28, at Page 75.

Less and except that part of Lot 46, Chancellor's Crossing Subdivision, a plat of which is recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Plat Book 28, at Page 75, said part of Lot 46, being more particularly described as follows:
Beginning at the Southeast corner of said Lot 46, said point being on the North right of way of a public road (R.O.W. 50 foot); thence run Northeasterly along the Easternmost line of said Lot 46 for 236.14 feet to the limits of a Wildlife Sanctuary; thence run Northwesterly along the meanderings of said Wildlife Sanctuary, forming an interior angle of 47° 30', for a chord distance of 100.00 feet; thence run Southwesterly, forming an interior angle of 108° 55', for 184.24 feet to the point of beginning, forming an interior closure angle of 23° 55'.
Said parcel being subject to any easements or rights of way of record over or across said parcel.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$135,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 05/12/2005
State of Alabama

Deed Tax: \$100.00

Reli. Inc.

IN WITNESS WHEREOF, Grantor, Chancellor's Crossing, LLC by GARY L. THOMPSON, SR. its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30TH day of MARCH, 2005.

By: Gary L. Thompson
Chancellor's Crossing, LLC
ITS GARY L. THOMPSON, SR.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY L. THOMPSON, SR., whose name as MEMBER of Chancellor's Crossing, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 30TH day of MARCH, 2005.

Charles D. Stewart Jr.
Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4-13-08

