Shelby County, AL 07/27/2006 State of Alabama

Deed Tax:\$17.50

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to: Robert M. Sapp 450 Shelby Street Montevallo, Alabama 35115

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eighty seven thousand and** no/100 (\$87,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Beatrice Ann Cheney, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert M. Sapp** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$69,600.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 19th day of July, 2006.

Beatrice Ann Cheney

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Beatrice Ann Cheney, an unmarried woman** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of July, 2006.

Notary Public

My Commission Expires: 02-25-09

B. CHRISTOFHER BATTLES

Notary Public - Alabama, State At Large

My Commission Expires 2 / 25 / 2009

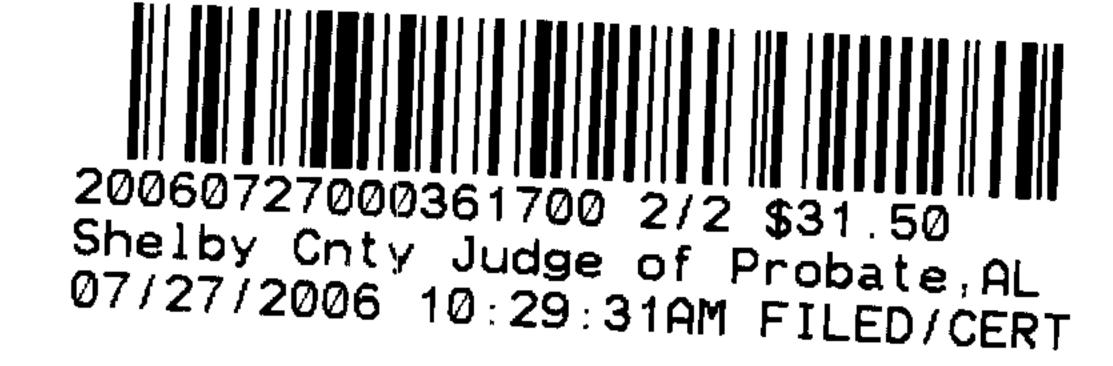


EXHIBIT "A" LEGAL DESCRIPTION

Lot 6, Block 51, Reynolds Addition to Montevallo, which is also described as follows: Begin at the Northeast corner of Ala. And Shelby Street intersection, thence Southeasterly along the North line of Shelby Street a distance of 75 feet, thence Northwesterly at right angles a distance of 150 feet, thence Northwesterly at right angles a distance of 75 feet, thence Southwesterly at right angles a distance of 150 feet to the point of beginning. Said lot in accordance to plat of said Reynolds Addition as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 37.