

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
Kendall Maddox & Associates, LLC  
2550 Acton Road, Ste 210  
Birmingham, AL 35243

Send Tax Notice To:  
Charles W. Matthews  
5249 Crossings Pkwy  
Birmingham, AL 35242

STATUTORY WARRANTY DEED

\$10,000.00

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CHARLES W. MATTHEWS, A MARRIED MAN

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

CHARLES W. MATTHEWS, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE MATTHEWS LIVING TRUST, DATED MAY 15, 2007 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), my undivided one-half (1/2) interest which represents all of my interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 450, according to the Map and Survey of Caldwell Crossings, Sector 4, Phase 2 (The Sanctuary), as recorded in Map Book 36, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

The above-described property constitutes the homestead of the Grantor and the Grantor's spouse, Elsie Smith Matthews. By signing this deed the Grantor's spouse consents to this conveyance.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11<sup>th</sup> day of June, 2007.  
Charles W. Matthews Elsie Smith Matthews

STATE OF ALABAMA )  
JEFFERSON COUNTY ) GENERAL ACKNOWLEDGEMENT:

I, Kendall W. Maddox Notary Public in and for said County, in said State, hereby certify that Charles W. Matthews and Elsie Smith Matthews, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 11 day of June, 2007.

Shelby County, AL 06/13/2007  
State of Alabama  
Deed Tax: \$10.00

Notary Public  
My Commission Expires: 7/28/2008

