

THIS INSTRUMENT PREPARED BY:

Richard W. Theibert, Attorney  
Najjar Denaburg, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

Send Tax Notice to:  
Ronald Cheatham, Sr.  
Lisa N. Cheatham

503 meadows Dr  
B'ham 35235

STATE OF ALABAMA )  
SHELBY COUNTY )

**SPECIAL WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of Fifty-Five Thousand and No/100, (\$55,000.00) Dollars, in hand paid by the grantees herein, the receipt whereof is acknowledged, BancorpSouth Bank, a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Ronald Cheatham, Sr. and Lisa N. Cheatham, (herein referred to as "GRANTEES"), as joint tenants with right of survivorship, the following described real estate situated in Shelby, Alabama, to-wit:

Lot 2221, according to the Survey of Highland Lakes, 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, Page 79 A & B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with non exclusive easement to use the private roadways, Common Areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. No. 1994-07111 and amended in Inst. No. 1996-17543 and further amended in Inst. No. 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase I, recorded in Inst. No. 20040823000471390 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

**SUBJECT TO:**

1. Ad valorem taxes for the year, 2009, not yet due and payable.
2. Subject to the outstanding statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of a foreclosure sale held on July 21, 2008. Said statutory right of redemption arises out of that certain foreclosure deed recorded in Inst. No. 20080721000293030 in the Office of the Judge of Probate of Shelby County, Alabama. Said rights to expire one (1) year from date of foreclosure, i.e. July 21, 2009.
3. Easements(s), building line(s) and restriction(s) as shown on recorded map.
4. Restrictions appearing of record in Inst. No. 1994-7111, Inst. No. 2004-5775, Inst. No. 2004-47139, Inst. No. 2006-26386, Inst. No. 1996-17543 and Inst. No. 1999-31095.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.



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 Shelby Cnty Judge of Probate, AL  
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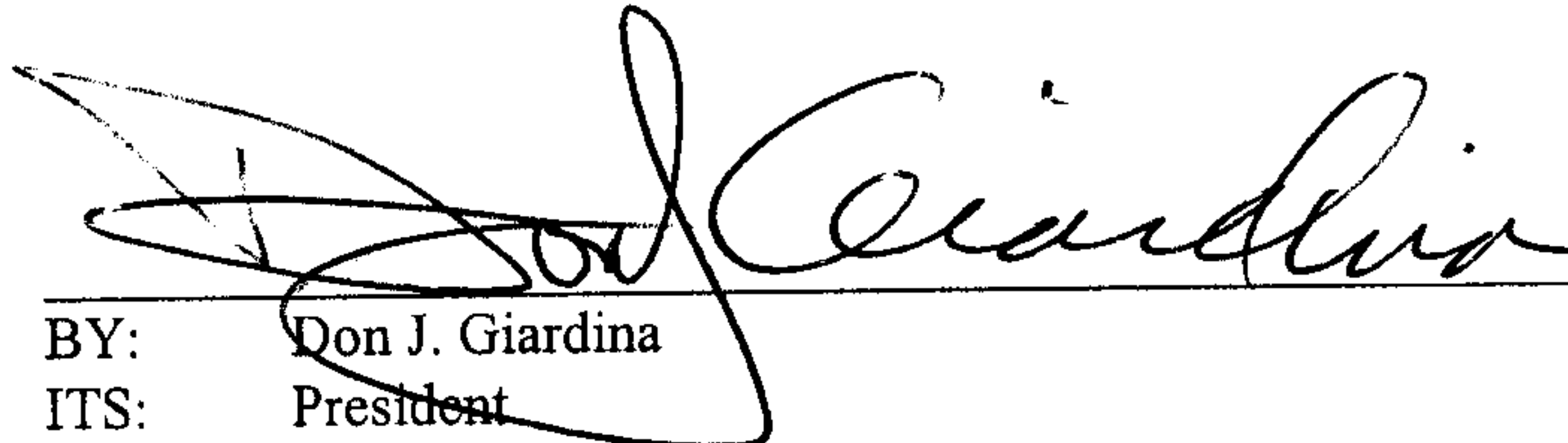
ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

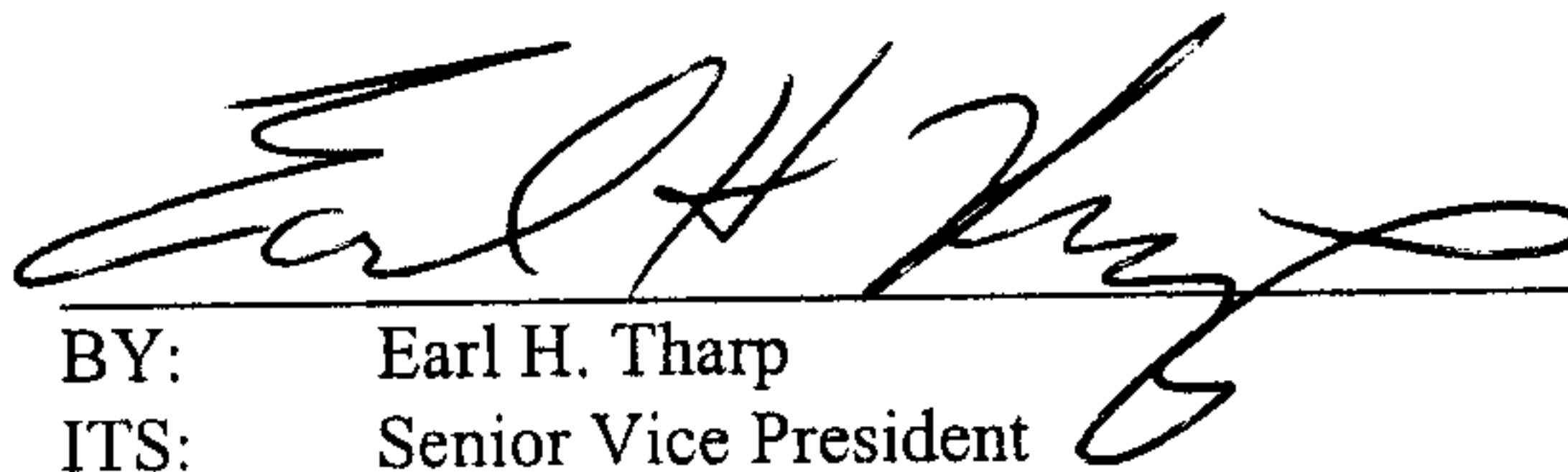
TO HAVE AND TO HOLD UNTO the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in 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.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, BancorpSouth Bank, a banking corporation, by Don J. Giardina whose name as President and Earl H. Tharp whose name as Senior Vice President, have hereto set their signatures and seals, this 27th day of April 2009.

BancorpSouth Bank

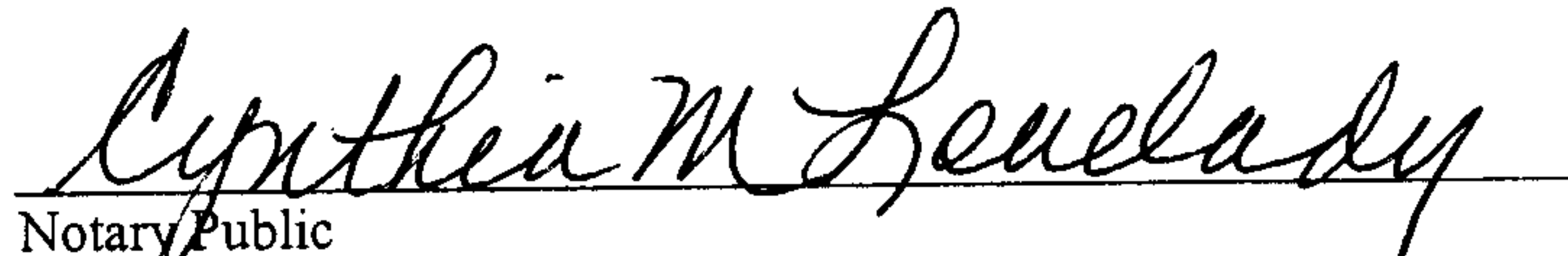
 (SEAL)  
 BY: Don J. Giardina  
 ITS: President

 (SEAL)  
 BY: Earl H. Tharp  
 ITS: Senior Vice President

STATE OF ALABAMA            )  
   )  
 JEFFERSON COUNTY         )       CORPORATE ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in an for said County and State hereby certify that Don J. Giardina whose name as President and Earl H. Tharp whose name as Senior Vice President of BancorpSouth Bank, a banking corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this 27th day of April, 2009.

  
 Notary Public  
 My commission expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Oct 28, 2012**

[notarial seal]