

This instrument was prepared by:

Corley, Moncus & Ward, P.C.
400 Shades Creek Parkway
Birmingham, AL 35209

Send Tax Notice To: Kevin D. Lee, Elisabeth J. James,
Charles Curtis James and Jolene S. James
5416 Sunrise Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Eighty Two Thousand Three Hundred Seventy Five dollars and no/100 (\$182,375.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Brian P. Wozniak and wife, Jeannie A. Wozniak (herein referred to as grantors) do grant, bargain, sell and convey unto Kevin D. Lee, a single man, and Elisabeth J. James, a single woman, and Charles Curtis James and wife, Jolene S. James (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 58, according to the Survey of Sunny Meadows, Third Sector, as recorded in Map Book 9, Page 91 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

Inst # 2000-24641

07/21/2000-24641
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 23.00

\$164014.50 of the Purchase Price was paid from the proceeds of a mortgage recorded 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.

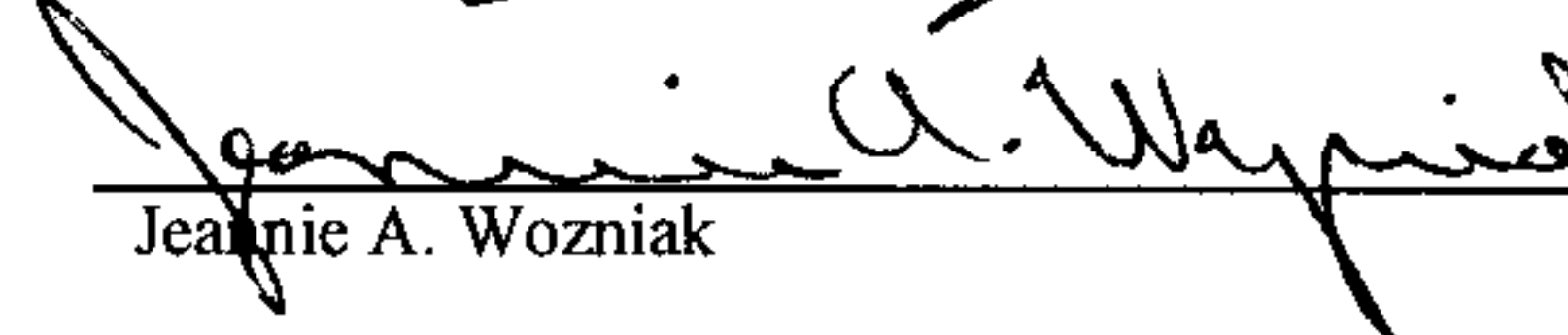
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of July, 2000.

(Seal)


Brian P. Wozniak (Seal)

(Seal)


Jeannie A. Wozniak (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

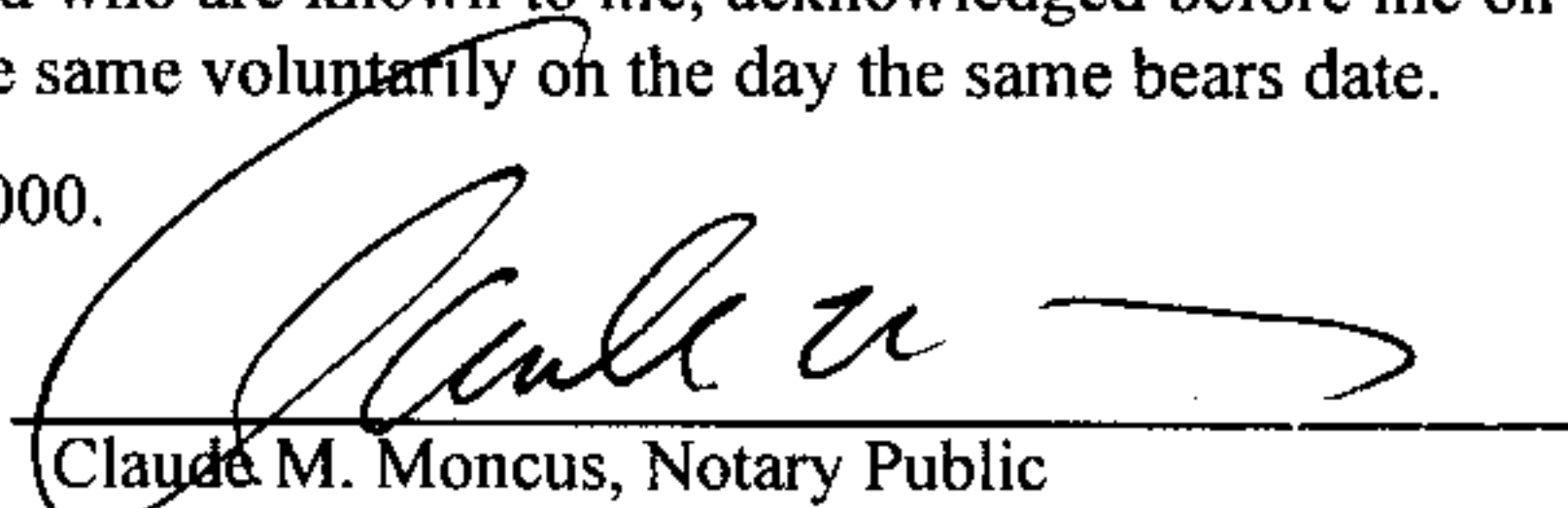
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General Acknowledgment

SHELBY COUNTY

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that Brian P. Wozniak and wife, Jeannie A. Wozniak whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 2000.



Claude M. Moncus, Notary Public

My commission expires: 12/28/2003