

SEND TAX NOTICES TO:

James R. Howard
1009 Lakewood Dr
Cullman, AL 35055

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty Thousand and no/100 Dollars (\$140,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **John J. Nailen and wife, Kathy H. Nailen**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **James R. Howard**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 8, according to the Survey of Meadow Brook Townhomes, Phase II, 2nd Sector, as recorded in Map Book 22, Pages 4 A & B, in the Probate Office of Shelby County, Alabama.

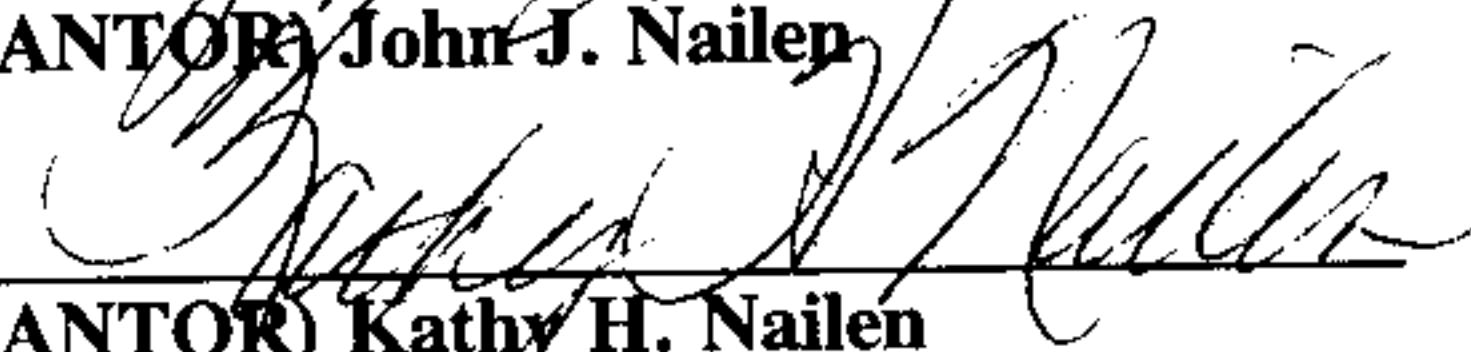
Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2001 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD the described premises to Grantee, his heirs, executors, successors and assigns forever.

AND THE GRANTOR does for their heirs and executors, successors and assigns, covenant with said Grantee, his heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 1st day of May, 2001.

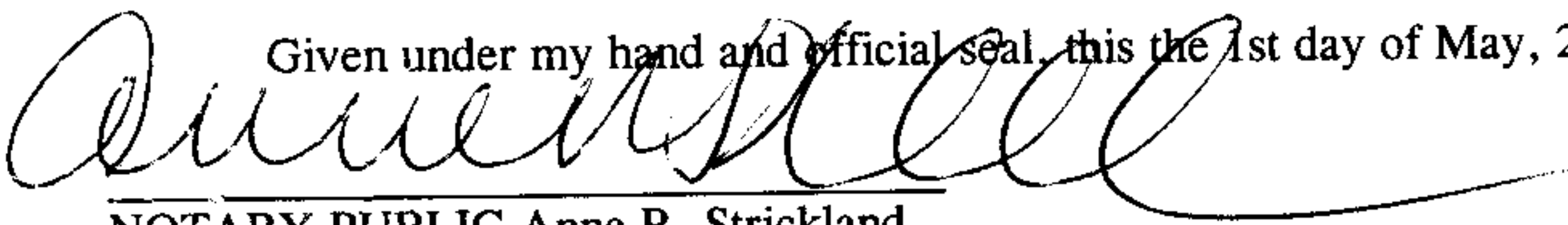

(GRANTOR) John J. Nailen


(GRANTOR) Kathy H. Nailen

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John J. Nailen & Kathy H. Nailen, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of May, 2001.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

Inst # 2001-17588

05/03/2001-17588
01:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 151.00