



WARRANTY DEED

THIS INDENTURE, made and entered into on this the 30th day of June, 2003, by and between DAVID BRUCE WALL and KAREN SUE WALL, husband and wife, as Grantors; and KENNETH J. ROSSI and ROWENA G. ROSSI, husband and wife, as Grantees;

WITNESSETH:

For and in consideration of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND (\$175,000.00) DOLLARS, cash, in hand paid to the Grantors by the Grantees, the receipt of which is hereby acknowledged, the Grantors have granted, bargained and sold and does by these presents grant, bargain, sell and convey unto the Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described property situated, lying and being in the County of Shelby and State of Alabama, to-wit:

Lot 49, according to the Survey of Southern Hills, Sector 6, Phase One, as recorded in Map book 17 Page 93 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT, HOWEVER, TO ANY AND ALL OF THE FOLLOWING: easements, reservations, restrictions and rights-of-way heretofore filed and of record; mineral and mining rights heretofore reserved and not owned by Grantor; rights of parties in possession, matters not of record which would be disclosed by an accurate survey and inspection of the property, and underground easements or other uses of subject property not visible from the surface.

TO HAVE AND TO HOLD, to the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors covenant and agree with the Grantees that they are seized of an

indefeasible estate in fee simple of said property, and that the Grantors have the lawful right to sell and convey the same in fee simple; that the property is free from encumbrances, and that the Grantors will forever warrant and defend the title to the same and the possession thereof unto the Grantees, their heirs and assigns, against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the day, month and year first hereinabove written.

David Bruce Wall
David Bruce Wall

Karen Sue Wall
Karen Sue Wall

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that David Bruce Wall, and Karen Sue Wall, husband and wife, whose name 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 SEAL on this the 30th day of JUNE, 2003.

(SEAL)

Notary Public [Signature]

My Commission Expires: _____

MY COMMISSION EXPIRES MARCH 1, 2004

This Instrument Was Prepared By:
Harry Gamble, III
Attorney at Law
4290 Hwy 52, Suite G
Helena, Alabama 35080

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.]

GRANTEE'S ADDRESS:
113 Moss Hill Lane
Calera, AL 35040