

WARRANTY DEED

State of Alabama)
Shelby County)

To All To Whom These Presents Shall Come, Greetings :

Be it Known That in consideration of THREE HUNDRED NINETY TWO THOUSAND AND 00/100 DOLLARS (\$392,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, David L. Molde and wife, Malinda L. Molde, (herein referred to as "Grantors"), have granted, bargained and sold and by these presents do *grant, bargain, sell* and *convey* unto Donald B. Perrin and Kimberly Perrin, (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 152, according to the 1st Amended Plat of Greystone Farms, Milner's Crescent Sector-Phase 1, as recorded in Map Book 19, page 140, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the years 2004, and thereafter; easements, restrictions, covenants, and rights of way of record.

\$352,750.00 of the purchase price recited above was paid from the proceeds of a first and second mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 24th day of November, 2003.

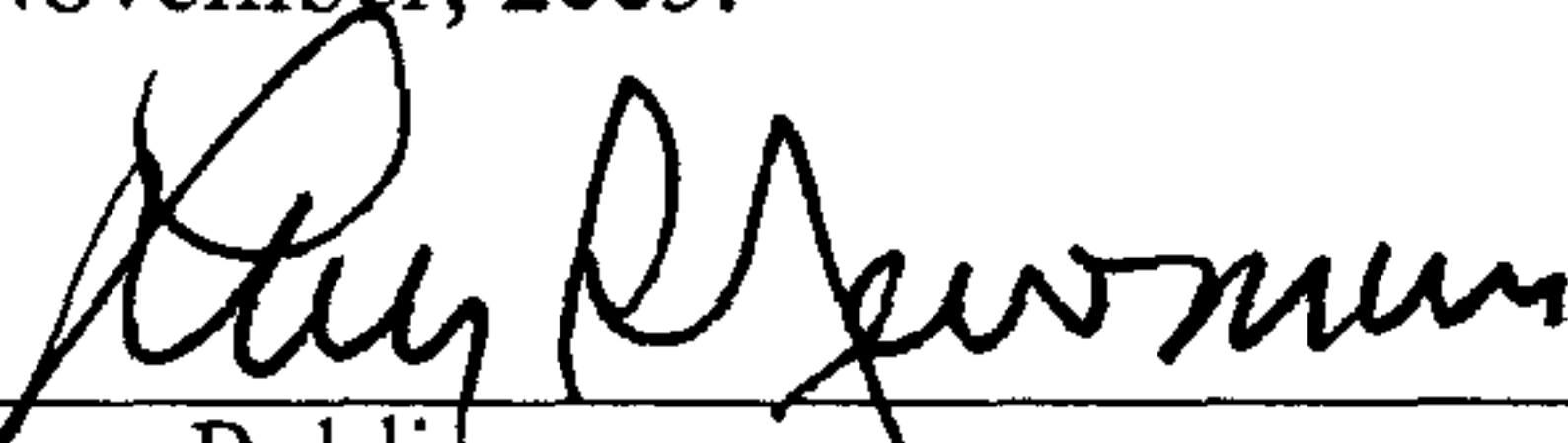

David L. Molde (Seal)


Malinda L. Molde (Seal)

State of Alabama)
Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David L. Molde and Malinda L. Molde, 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 24th day of November, 2003.


Notary Public
My commission expires: 1-2-04

This instrument was prepared by:
Larry R. Newman
300 Office Park Drive, Suite 105
Birmingham, Alabama 35223