

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$142,900.00** to the undersigned Grantor(s), **Ronald E. Munshower and wife Alice Munshower; Ronald T. Munshower (married but not joined by spouse, non-homestead property)**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Joe D. Canada** (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 6, ACCORDING TO THE MAP AND SURVEY OF NAVAHO HILLS, 3RD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 56, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Address of the Property: 1310 Arrowhead Trail
Alabaster, Alabama 35007


Subject property is currently the homestead of Ronald E. Munshower and Alice Munshower, but does not constitute the homestead of Ronald T. Munshower.


Subject to taxes for the year 2004 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

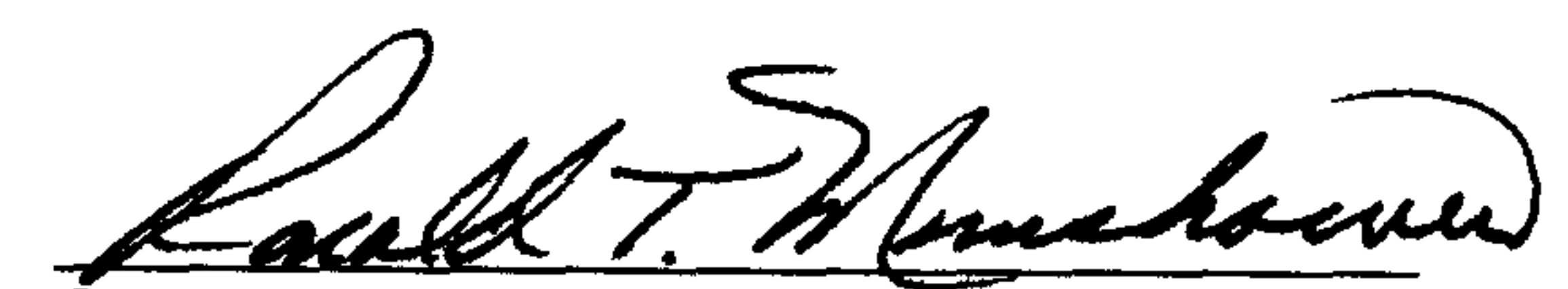
\$114,320.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.


TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 28th day of May, 2004.


Ronald E. Munshower, Grantor


Alice Munshower, Grantor

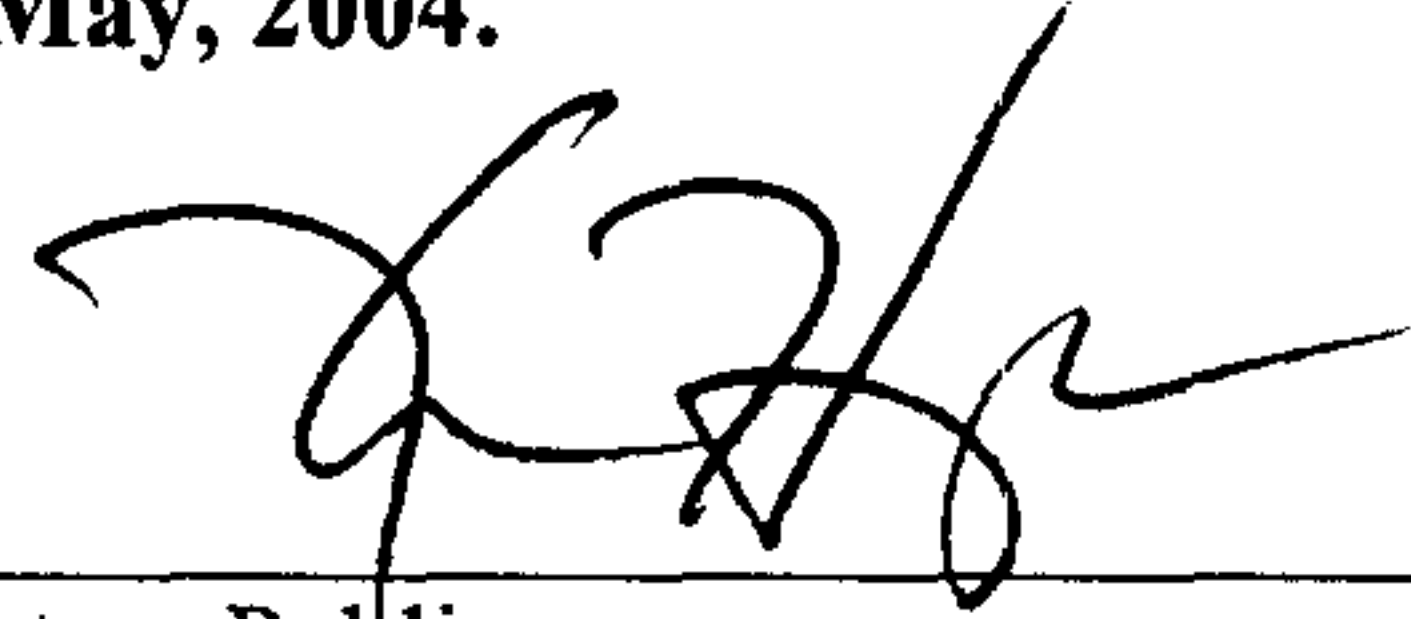

Ronald T. Munshower, Grantor
By Ronald E. Munshower,
His duly appointed attorney in fact


His duly appointed attorney in fact

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Ronald E. Munshower and wife Alice Munshower, and Ronald T. Munshower, married but not joined by spouse/non homestead (by and through Ronald E. Munshower, his duly appointed attorney in fact),** 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **28th** day of **May, 2004.**



Notary Public

Commission Expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 13, 2004
DENIED THRU NOTARY PUBLIC UNDERWRITERS**

This Instrument Prepared By:

Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:

Joe D. Canada
1310 Arrowhead Trail
Alabaster, AL 35007