

SEND TAX NOTICE TO:

(Name) **Thomas M. Reed**
Beverly P. Reed

(Address) 925 Haddington Dale, Pelham, AL 35124

This instrument was prepared by:

(Name) **Stephen Grimes, Attorney**
(Address) **P. O. Box 463, Gardendale, AL 35071**

CORPORATION FORMWARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred One Thousand Nine Hundred and NO/100 (\$201,900.00)**-----DOLLARS

to the undersigned grantor, **Denman Builders, Inc.**, a corporation,

(herein referred to as GRANTOR) in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Thomas M. Reed and Beverly P. Reed

(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 313, according to the Final Plat of Haddington Parc at Ballantrae Phase I, as recorded in Map Book 32, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights, if not owned by the grantor.

Subject to any restrictions, easements and rights of way of record, taxes due in the year of 2005 a lien, but not yet payable.

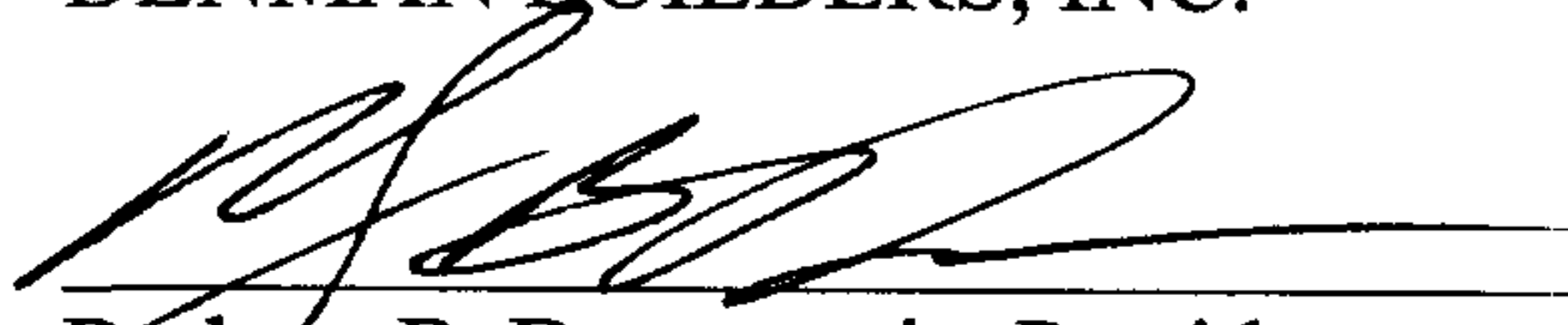
\$161,520.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Rodney B. Denman, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December, 2004.

DENMAN BUILDERS, INC.

BY:


Rodney B. Denman, its President (Seal)

STATE OF ALABAMA }

JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rodney B. Denman, whose name as President of DENMAN BUILDERS, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of December, 2004.


Notary Public

My commission expires: 11/16/2006