

**CORPORATION FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Tammie Koelz and David Koelz
1075 Grand Oaks Drive
Hoover, Alabama 35022

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three hundred forty one thousand seven hundred and no/100 (\$341,700.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Thompson Contracting & Investments, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tammie Koelz and David Koelz** (herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 18, according to the Final Plat of Grand Oaks, as recorded in Map Book 31, Page 68, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted

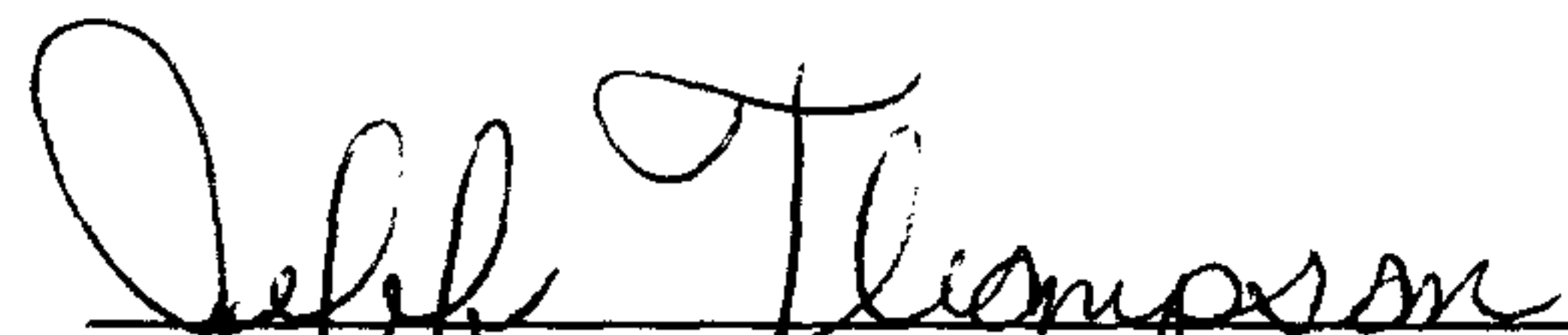
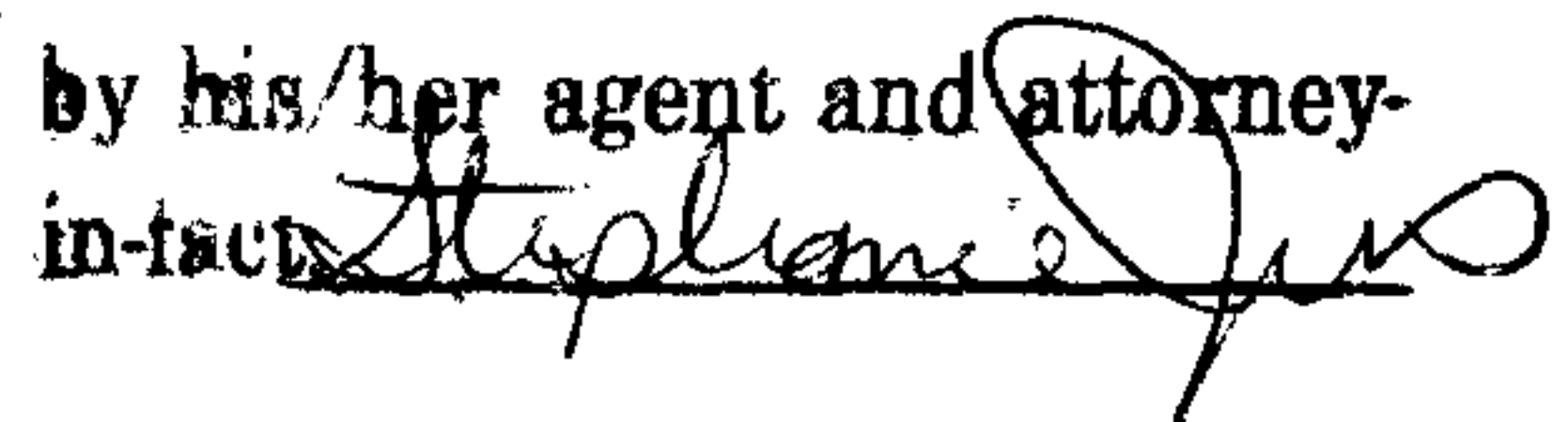
Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

\$307,530.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Thompson Contracting & Investments, Inc.**, by Jeff Thompson, its President, who is authorized to execute this conveyance, has hereunto set and seal(s) this 14th day of February, 2005.

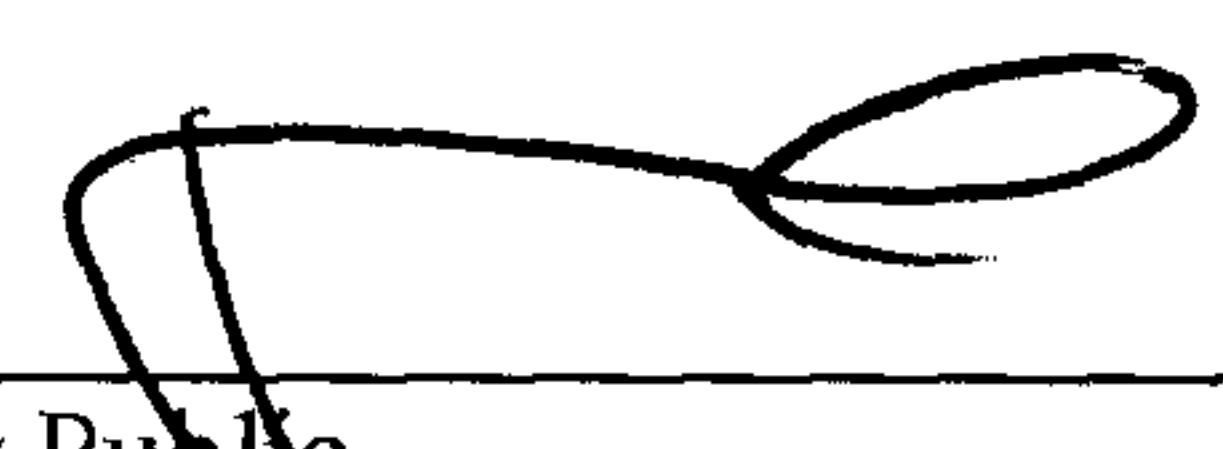

Thompson Contracting & Investments, Inc.
By: Jeff Thompson
Its: President by his/her agent and attorney-in-fact 

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Stephanie Jones, whose name as Attorney in Fact for Jeff Thompson, as President of Thompson Contracting & Investments, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2005.


Notary Public
My commission expires: 02-25-05