

This instrument was prepared by:  
Martin, Drummond, & Woosley, P.C.  
2204 Lakeshore Drive, Suite 130  
Birmingham, Alabama 35209

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama  
Jefferson County

Know All Men By These Presents,

That in consideration of Three Hundred Ninety Nine Thousand Two Hundred Twenty Five Dollars and no/100

to the undersigned grantor, B & R Properties, a Joint Venture (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

EUGENE ERWIN RAUGHLEY, JR. AND KATHY RAUGHLEY

(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 12, according to the Survey of Greystone, 7th Sector, Phase IV, as recorded in Map Book 21, Page 38 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

\$160,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs, and assigns, that GRANTOR is lawfully seized in fee simple for said premises; that said premises are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; and that GRANTOR 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 Kathy Raughley, as a Managing Partner of KDR, L.L.C. as a Joint Venturer of B & R Properties, a Joint Venture and Kathy Beaumont as Vice President of Beaumont Engineering & Construction Co., Inc. as a part of B & R Properties, a Joint Venture who are authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of June, 1997.

B & R Properties, a Joint Venture  
KDR, L.L.C., as a Joint Venturer of  
B & R Properties, a Joint Venture  
By: Kathy Raughley  
Kathy Raughley, Managing Partner

Beaumont Engineering & Construction  
Company, Inc., as a Joint Venturer of  
B & R Properties, a Joint Venture  
By: Kathy Beaumont  
Kathy Beaumont, Vice President

Inst # 1997-19837

06/25/1997-19837  
11:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 250.50

Inst # 1997-19837

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THE STATE OF ALABAMA  
JEFFERSON COUNTY

06/25/1997-19837  
11:33 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State, hereby certify that Kathy Raughley, whose name as Managing Partner of KDR, L.L.C., as a Joint Venturer of B & R Properties, a Joint Venture, 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, she as such Managing Partner and with full authority, executed the same voluntarily for and as the act of said KDR, L.L.C., as a Joint Venturer of B & R Properties, a Joint Venture.

Given under my hand and official seal of office this the 23rd day of June, 1997.

  
Notary Public

My Commission Expires: 5/6/01

THE STATE OF ALABAMA  
JEFFERSON COUNTY

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State, hereby certify that Kathy Beaumont, whose name as Vice President of Beaumont Engineering & Construction Company, Inc., as a Joint Venturer of B & R Properties, a Joint Venture, 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, she as such Vice President and with full authority, executed the same voluntarily for and as the act of said Beaumont Engineering & Construction Company, Inc., as Joint Venturer of B & R Properties, a Joint Venture.

Given under my hand and official seal of office this 23rd day of June, 1997.

  
Notary Public

My Commission Expires 5/6/01