

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Richard Earl Ousley
1328 Berwick Drive
Birmingham, AL 35242

Inst # 2000-31060

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY THOUSAND AND NO/100 (\$70,000.00) DOLLARS** to the undersigned Grantor, **JWS, LLC** a limited liability 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 **RICHARD EARL OUSLEY AND JOYCE DIANE OUSLEY** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Tara Subdivision, Sector One, as recorded in Map Book 24 page 72 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Together with the non-exclusive use of a 50 foot easement for ingress, egress and utilities, according to survey recorded in Map Book 24 page 72 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1. Easement as shown by recorded plat, including 10 feet drainage easement on the Northerly side of lot.

2. Restrictions, covenants and conditions as set out in instruments recorded in Inst. No. 1998-32485 and Inst. No. 1998-39153; Inst. No 1999-1302; Inst. No. 2000-1328 and Inst. No. 2000-26955 in the Probate Office of Shelby County, Alabama.

3. Easement to L & N Railroad Co. as shown by instrument recorded in Deed Book 22 page 46 in said Probate Office.

4. Reservation of access easement as set out in Real 84 page 797; Real 234 page 478; Real 211 pages 561 and 563; Inst. No. 1996-33161; Inst. No. 1997-40819 and Inst. No. 1997-40817 in said Probate Office. Memorandum of Oil and Gas Lease to Atlantic Richfield as set out in Deed Book 324 page 381 in said Probate Office.

5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 98 page 776 and Real 84 page 797 in said Probate Office.

6. Rights of others to the use of 50 foot easement for ingress, egress and utilities as shown by Map Book 24 page 72 A & B in said Probate Office.

7. A non-exclusive perpetual easement running with the land for ingress, egress and utilities as shown by Map Book 24 page 72 A & B in said Probate Office.

8. Restrictions, limitations and conditions as set out in Map Book 24 page 72 A & B in said Probate Office.

09/08/2000-31060
11:12 AM CERTIFIED
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9. Grant of Easement and Imposition of Obligations as to Lots 1A, 8 and 9A recorded as Inst. No. 2000-1327 in said Probate Office.

\$69,770.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement that have not been modified or amended.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its member, J. Anthony Joseph, who is authorized to execute this conveyance, has hereto set its signature and seal this the 6th day of September, 2000.

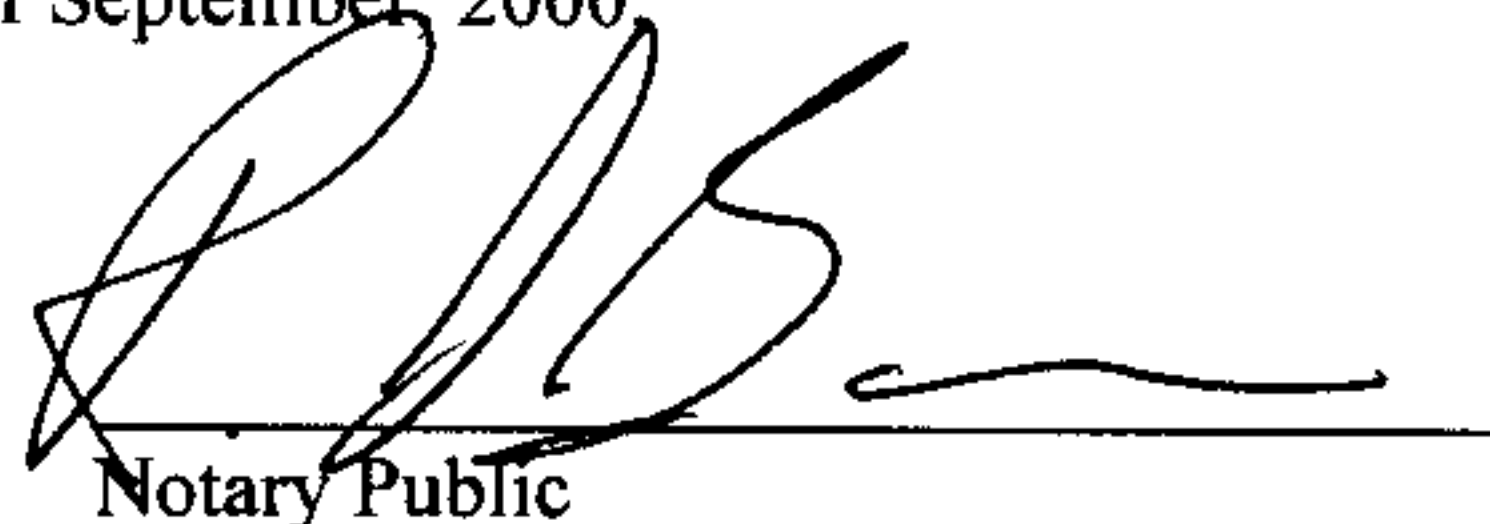
JWS, LLC


By: J. ANTHONY JOSEPH

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. ANTHONY JOSEPH, whose name as Member, of JWS, LLC, 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 6th day of September, 2000.


Notary Public

My Commission Expires:

2-4-04

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