

PREPARED BY: SUNNY HENDERSON - Trimmier Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: RALPH KEVIN DERRYBERRY AND CASSANDRA DERRYBERRY, 112 KINGSLEY COURT, ALABASTER, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$270,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, JBJ CONSTRUCTION LLC, a limited liability company (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, RALPH KEVIN DERRYBERRY AND WIFE, CASSANDRA DERRYBERRY (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 43, BLOCK 2, NORWICK FOREST, THIRD SECTOR, SECONDS PHASE AS RECORDED IN MAP BOOK 23, PAGE 121 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

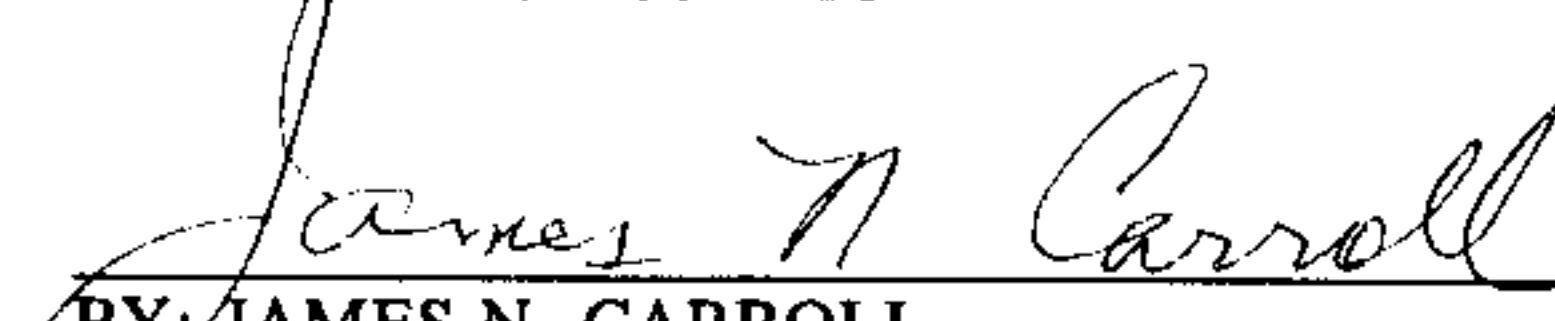
- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to 35 foot building and setback line from Kingsley Court as recording in Map Book 23, Page 121.
- (5) Subject to 7.5 foot easement along East Property line as recorded in Map Book 25, Page 121.
- (6) Subject to 15 foot utility easement across said lot as recorded in Map Book 25, page 121.
- (7) Subject to 5 foot easement along west property line as recorded in Map Book 25, Page 121.
- (8) Subject to Easement to Southern Natural Gas as recorded in Deed Book 212, Page 313.
- (9) Subject to Right of Way to Shelby County as recorded in Deed Book 280, Page 333.

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 the GRANTOR does for itself and for 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 unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on SEPTEMBER 14, 2000.

BJB CONSTRUCTION LLC

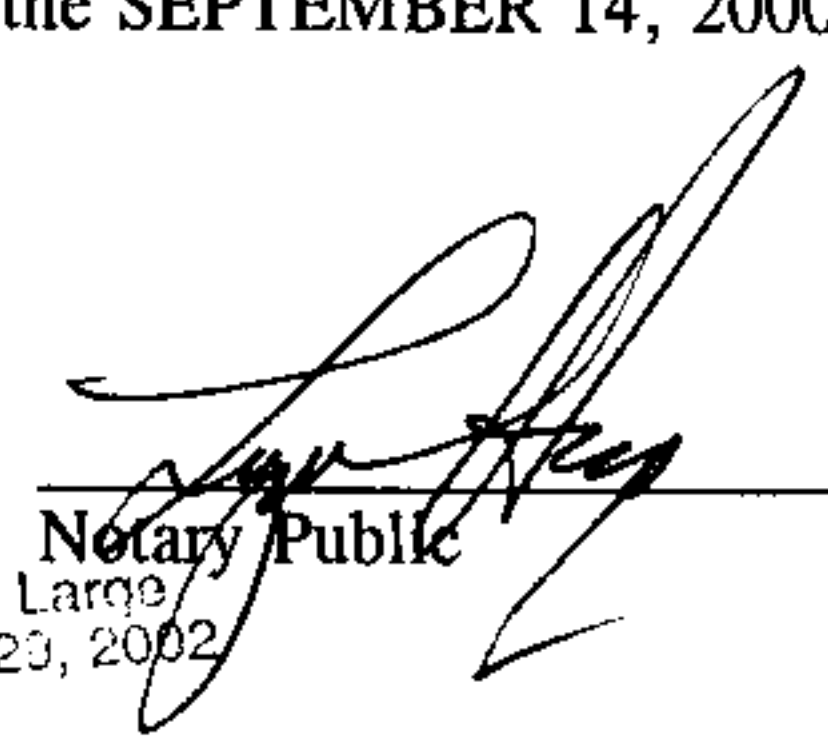

BY: JAMES N. CARROLL
ITS: MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JAMES N. CARROLL, whose name is signed as PRESIDENT of JBJ CONSTRUCTION LLC, a limited liability company, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the SEPTEMBER 14, 2000

My commission expires:


Notary Public
Notary Public, Alabama State At Large
My Commission Expires January 23, 2002

Inst # 2000-34517

10/02/2000-34517
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 283.00