

This instrument was prepared by:

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:
119 Pine Tree Circle
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Fifty Thousand and no/100 DOLLARS (\$150,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Kerry R. Nivens and Gloria A. Nivens, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Parrish B. Argo and Holli J. Argo (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 18, according to the Survey of Briarwood Subdivision, First Sector, as recorded in Map Book 5, page 23, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Subject to:

1. 30-foot building set back line from Pine Circle as shown on recorded map.
2. Ditch easement on the West lot line of said lot as shown on recorded map.
3. Restrictive covenants and conditions, as recorded in Deed Book 248, Page 924, in Probate Office of Shelby County, Alabama.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 127, Page 316, and Deed Book 149, Page 4, in the Probate Office of Shelby County, Alabama.
5. Permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 249, Page 886, in the Probate Office of Shelby County, Alabama.

\$146,850.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

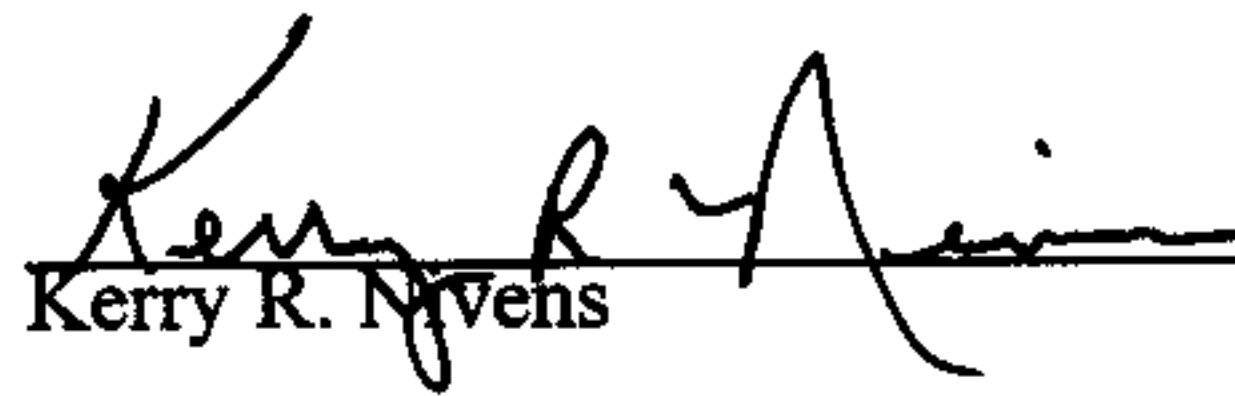
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
12th day of December, 2001.

JNBSC/Harris Plaz

12/13/2001-54769
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SHELBY COUNTY JUDGE OF PROBATE
002 CH 20.50

Inst # 2001-54769

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
12th day of December, 2001.


Kerry R. Nivens


Gloria A. Nivens

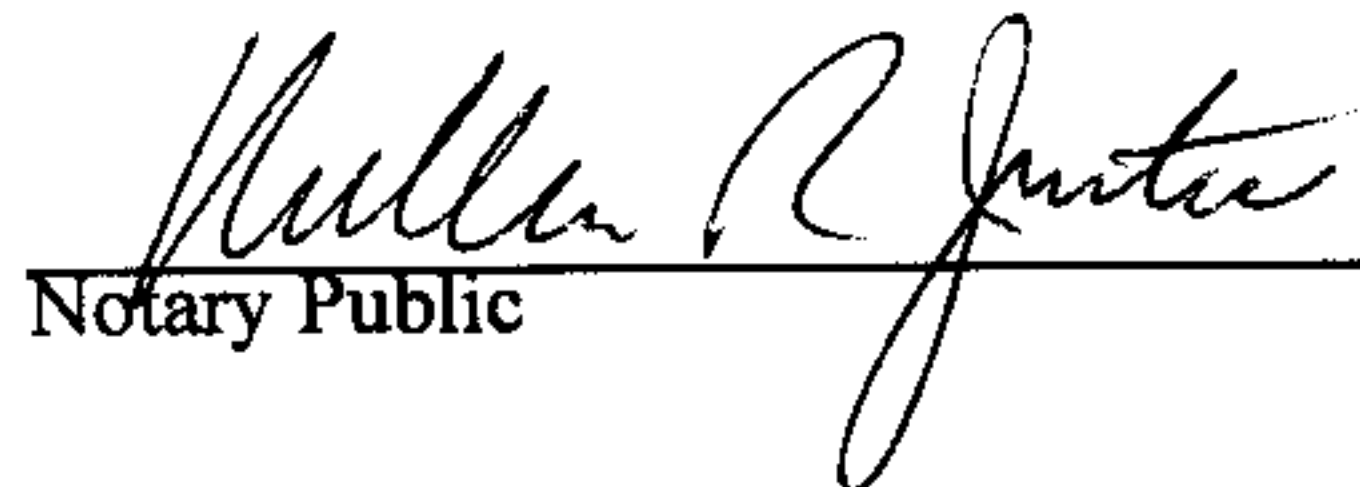
STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kerry R. Nivens and Gloria A. Nivens, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2001.




Notary Public

Inst # 2001-54769

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