

SEND TAX NOTICES TO:

Julie D. Renta
Anthony L. Renta
2309 Buckingham Place
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Thirty-Four Thousand Nine Hundred and no/100 Dollars (\$ 134,900.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **JAMES S. BOYD, A MARRIED MAN**(herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto Julie D. Renta and Anthony L. Renta, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 17, according to the survey of Harbor Towne, as recorded in Map Book 13, Page 74 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2002 and subsequent years not yet due and payable.

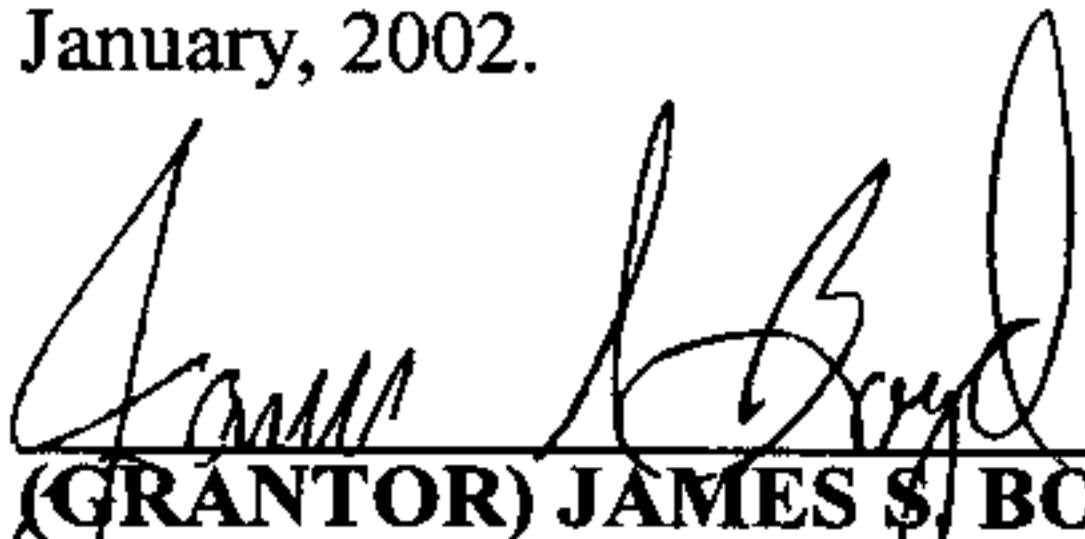
\$ 133,827.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property described herein is not the homestead of the Grantor nor of the Grantor's spouse.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 himself, his heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that he is free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 22 day of January, 2002.

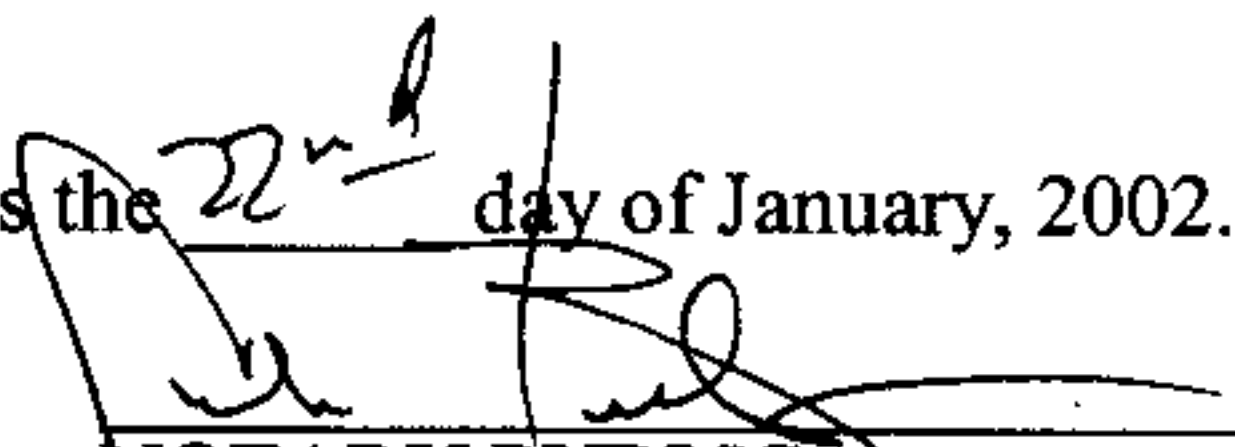


(GRANTOR) JAMES S. BOYD

STATE OF AL)
Anders COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James S. Boyd, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of January, 2002.



NOTARY PUBLIC:
My Commission Expires: 3-10-03

Inst # 2002-05172

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

01/30/2002-05172
01:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 12.50