

Send tax notice to:
Robert D. Hunter
Leigh M. Hunter
713 Riverchase Parkway W
Birmingham, Alabama

This instrument prepared by:
James R. Moncus, Jr.
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Two Hundred Forty Thousand and 00/100 (\$240,000.00), in hand paid to the undersigned, Jason L. Ingram and Denise W. Ingram, husband and wife, (hereinafter referred to as the "Grantor") by Robert D. Hunter and Leigh M. Hunter, husband and wife, hereinafter referred to as the "Grantee"), as joint tenants with the right of survivorship, the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama to-wit:

Being at the Northwestern corner of Lot 30, according to the amended map of Riverchase West, as recorded in Map Book 6, Page 100, in the Probate Office of Shelby County, Alabama, and run in an Easterly direction along the Northerly line of said Lot 30 for a distance of 181.08 feet to the Northeasterly corner of said Lot 30; thence 67 degrees 52 minutes and forty six seconds right and in a Southerly direction along the Easterly line of said Lot 30 for a distance of 6.73 feet; thence 114 degrees 04 minutes right in a Westerly direction for a distance of 183.72 feet to the point of beginning.

\$196,000.00 of the purchase price was paid from a mortgage on loan closed simultaneously with delivery of this deed.

SUBJECT TO:

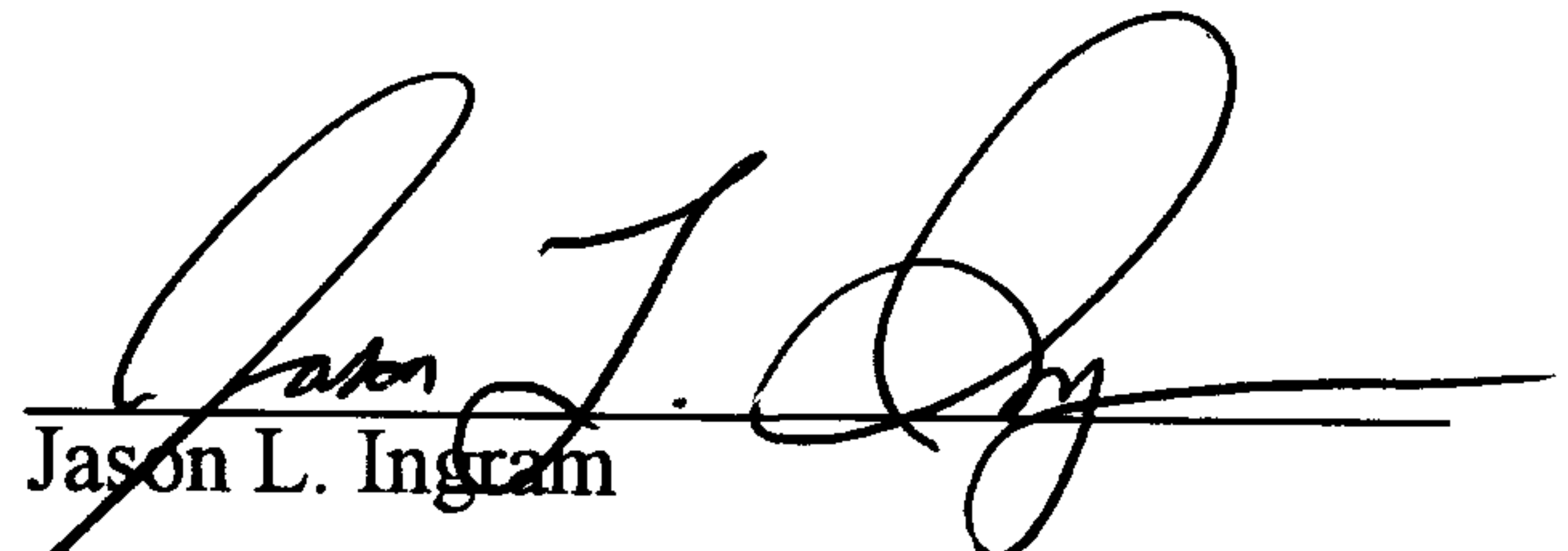
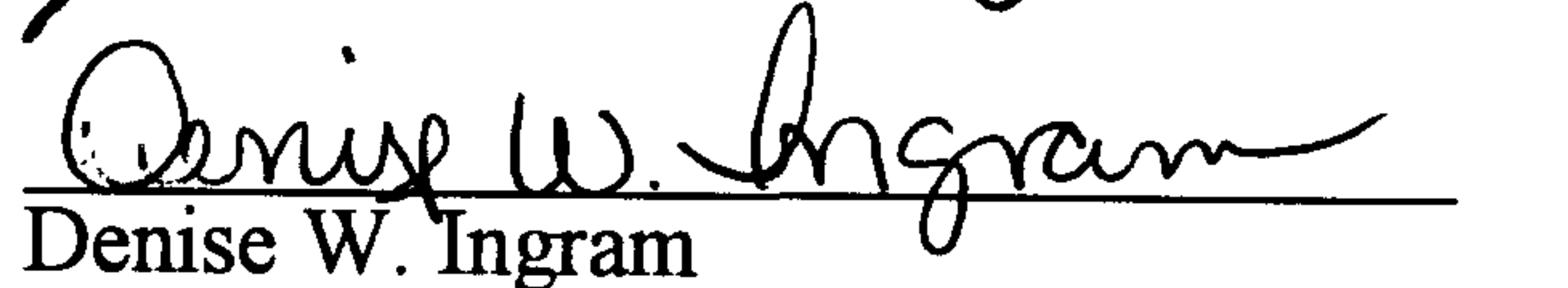
1. Ad valorem taxes due and payable October 1, 2002.
2. 10 foot easement on rear of lot as shown on recorded map.
3. 20 foot easement on East side of lot as shown on recorded map.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 127, Page 140.
5. Restrictions and covenants appearing of record in Misc. Volume 14, Page 536, Misc. Volume 17, Page 550, Misc. Volume 34, Page 549, Misc. Volume 14, Page 460, Misc. Volume 15, Page 189, Misc. Volume 15, Page 702, Misc. Volume 19, Page 633 and Volume 302, Page 852.
6. Right of way granted to Alabama Power Company recorded in Volume 299, Page 485.
7. Agreement with Alabama Power Company recorded in Misc. Volume 14, Page 644.
8. Right of Way granted to Alabama Power recorded in Volume 299, Page 485.

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..

The Grantor does for itself, their heirs, executors, administrators and assigns, covenant with the said Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as noted

above; that it has a good right to sell and convey the same as aforesaid; and that it will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 30th day of April, 2002.

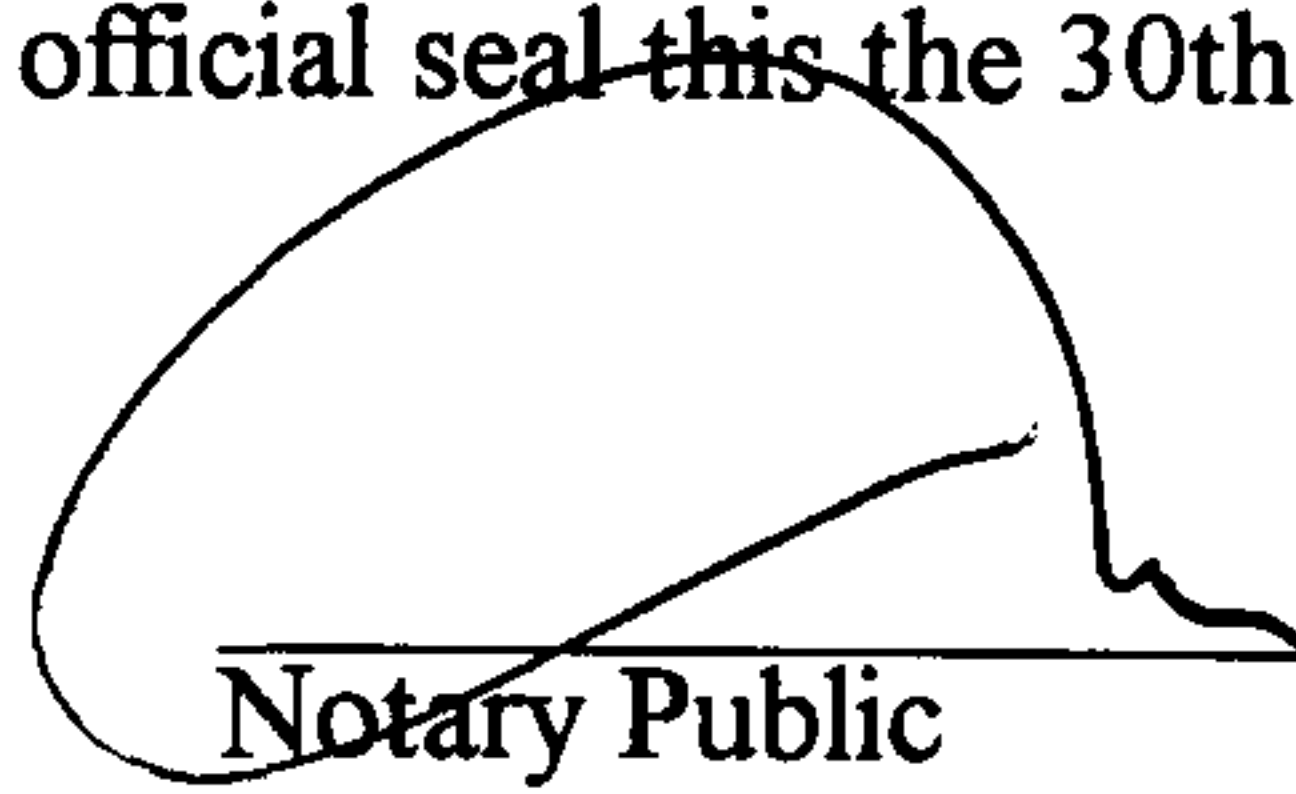

Jason L. Ingram

Denise W. Ingram

STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Jason L. Ingram and Denise W. Ingram, husband and wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2002.


Notary Public James R. Moncus, Jr.

[NOTARIAL SEAL]

My Commission expires: 02-23-04