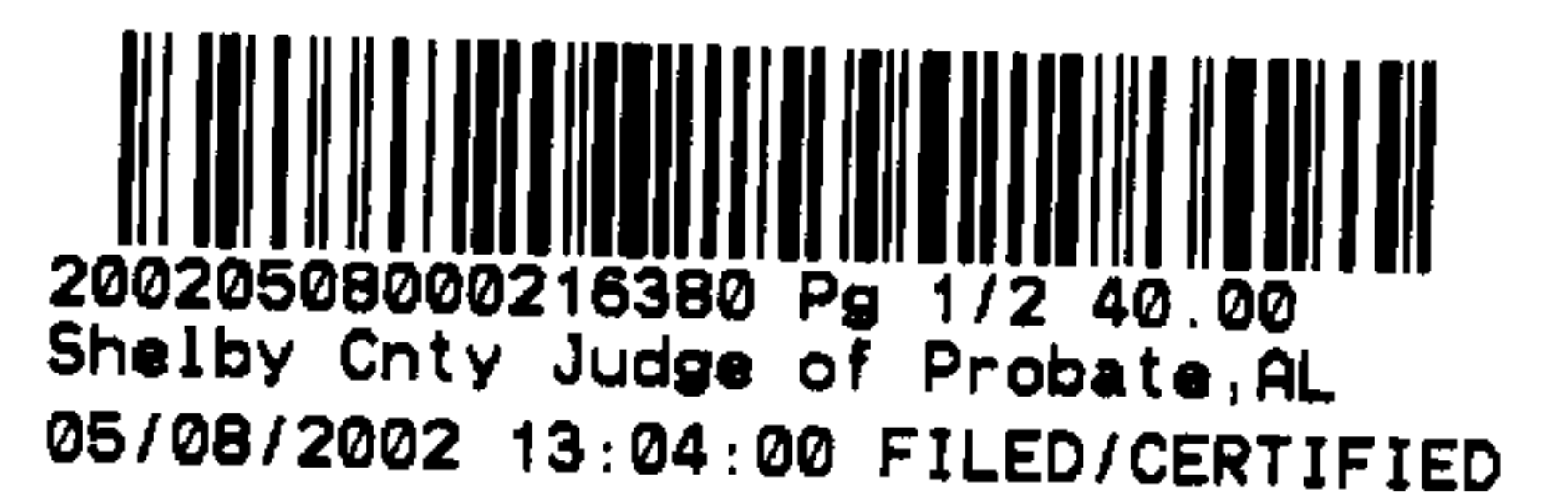


7170



(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Eidge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BRIAN CHRISTIAN NEUGENT
107 ROY COURT
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED and 00/100 (\$128,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, AIDA ALEJANDRO KELLER, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRIAN CHRISTIAN NEUGENT and ANGELA MARIE HAMPTON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12, ACCORDING TO THE SURVEY OF LAUREL WOODS, PHASE V, AS RECORDED IN MAP BOOK 20, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT #1996-4329.
3. EASEMENT(S) TO ALABAMA POWER COMPANY, AS RECORDED IN DEED BOOK 200, PAGE 542..
4. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
5. 20 FOOT BUILDING LINE FROM ROY COURT; 10 FOOT UTILITY EASEMENT ALONG THE EASTERLY LOT LINE; AS SHOWN ON RECORDED PLAT.
6. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES RECORDED IN INSTRUMENT #1997-15373.

\$103,100.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, AIDA ALEJANDRO KELLER, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of April, 2002.

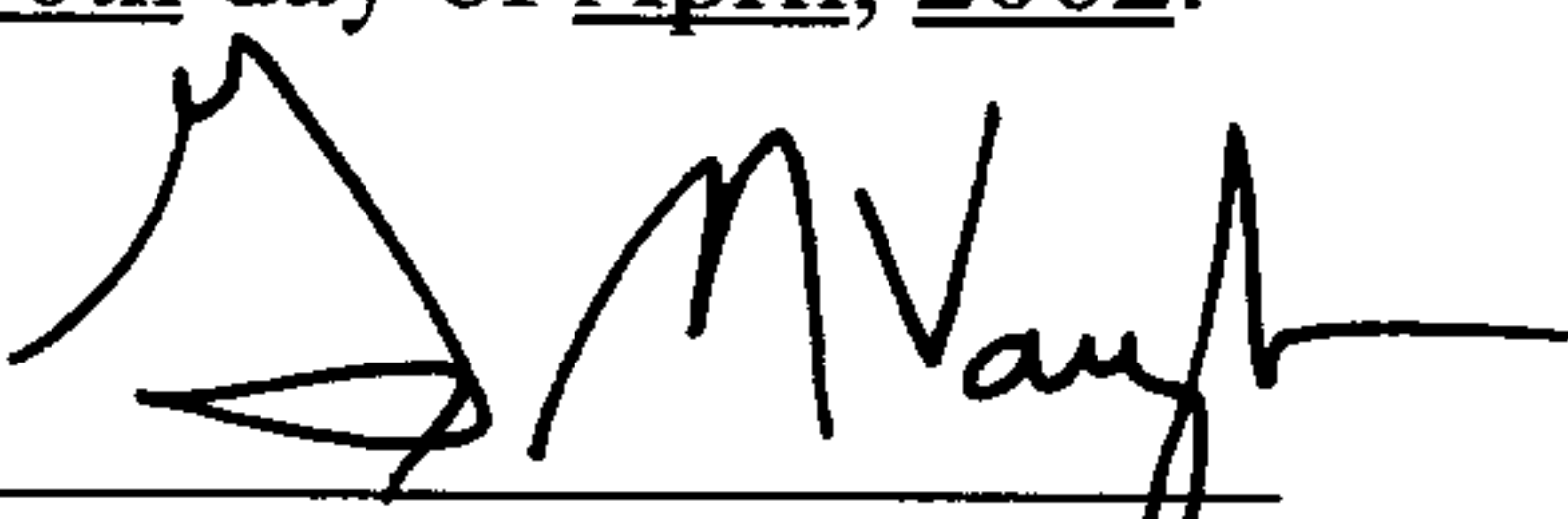

AIDA ALEJANDRO KELLER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that AIDA ALEJANDRO KELLER, AN UNMARRIED PERSON, 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, or they executed the same voluntarily on the day the same bears date.

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


Notary Public

My commission expires: 9.29.02