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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

✓ / R. Shan Paden
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Birmingham, Alabama 35244

DAVID WATSON
104 HIDDEN CREEK COVE
PELHAM, AL 35124

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 FOURTEEN THOUSAND FOUR HUNDRED and 00/100 (\$114,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, AMY GUEST SHIELDS and JAMES SHIELDS, III, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID WATSON and TERRI WATSON, HUSBAND AND WIFE, (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 45, ACCORDING TO THE SURVEY OF PHASE ONE, HIDDEN CREEK TOWNHOMES, AS RECORDED IN MAP BOOK 27, PAGE 49, 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. BUILDING AND SETBACK LINES OF 15 FEET AS RECORDED IN MAP BOOK 27, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT 7.5 FOOT ALONG SOUTHWESTERN LOT LINE AND 15 FOOT EASEMENT ACROSS THE REAR OF SAID LOT AS PER PLAT.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT #1998-03074 AND AMENDED IN INSTRUMENT #1998-23229 AND AMENDED AND SUPPLEMENTED IN INSTRUMENT #200-8567 AND AMENDED IN INSTRUMENT #2000-41083, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO PLANTATION PIPE LINE AS RECORDED IN DEED BOOK 306, PAGE 416; DEED BOOK 252, PAGE 603 AND DEED BOOK 229, PAGE 335.
6. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 375.

7. APPROXIMATE LOCATED OF FLOOD ZONE A ACROSS THE REAR HALF OF PROPERTY LINE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.

\$ 114,400.00 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, AMY GUEST SHIELDS and JAMES SHIELDS, III, WIFE AND HUSBAND, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of June, 2002.


AMY GUEST SHIELDS

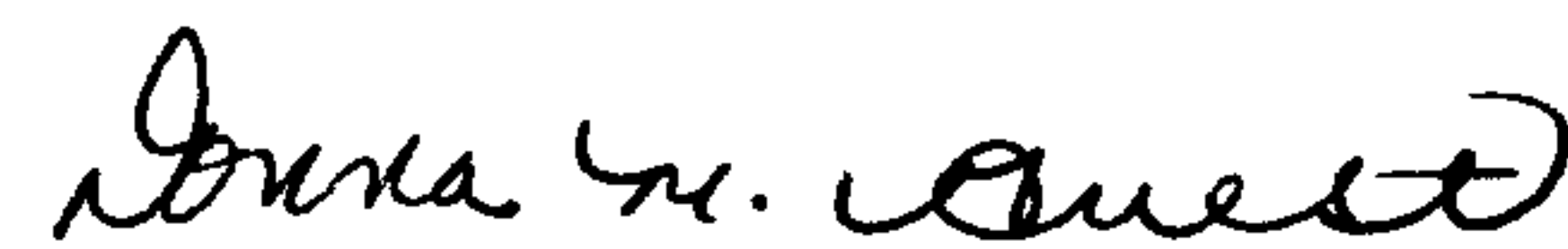

JAMES SHIELDS, III

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that AMY GUEST SHIELDS and JAMES SHIELDS, III, WIFE AND HUSBAND, 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 27th day of June, 2002.


Notary Public

My commission expires: 12/12/2004