

SEND TAX NOTICE TO:
**Renea C. Capra, Michael A. Capra
and Ruth Simmons Capra**
5131 Rye Circle
Helena, Alabama 35080

This instrument was prepared by:
Sunny T. Henderson
Trimmier Law Firm
2737 Highland Avenue South
Birmingham, AL 35205

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 Twenty Six Thousand Five Hundred dollars & no cents (\$126,500.00)** To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, **Scot G. Webb and wife, Robyn L. Webb**(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto **Renea C. Capra and husband, Michael A. Capra and Ruth Simmons Capra, an unmarried woman**(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 12, ACCORDING TO THE SURVEY OF SHANNON GLEN, AS RECORDED IN MAP BOOK 7, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

1.) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 353, Page 367 and Volume 127, Page 140.

2.) Building and setback lines of 40' as recorded in Map book 7, Page 94.

3.) Easement of 10' on rear side as recorded in Map book 7, Page 94.

4.) Easement of 7.5' on east side as recorded in Map book 7, Page 94.

5.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Volume 25, Page 621, Misc. Volume 14, Volume 536 and amended in Misc. Volume 17, Page 550 and Deed book 353, Page 367 in the official records of Shelby County.

6.) Right of Way to Alabama Power Company as recorded in Volume 312, Page 606.

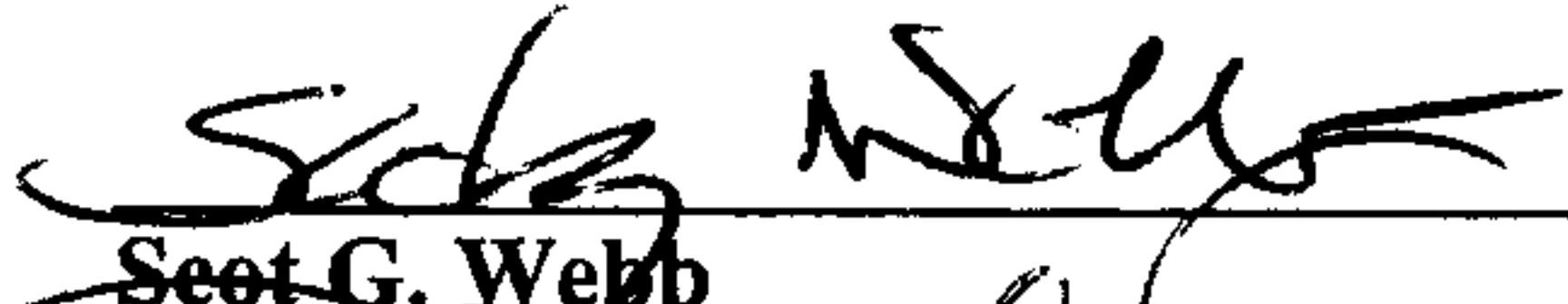
7.) Agreement in favor of Alabama Power Company as recorded in Misc. Volume 25, Page 614.

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.

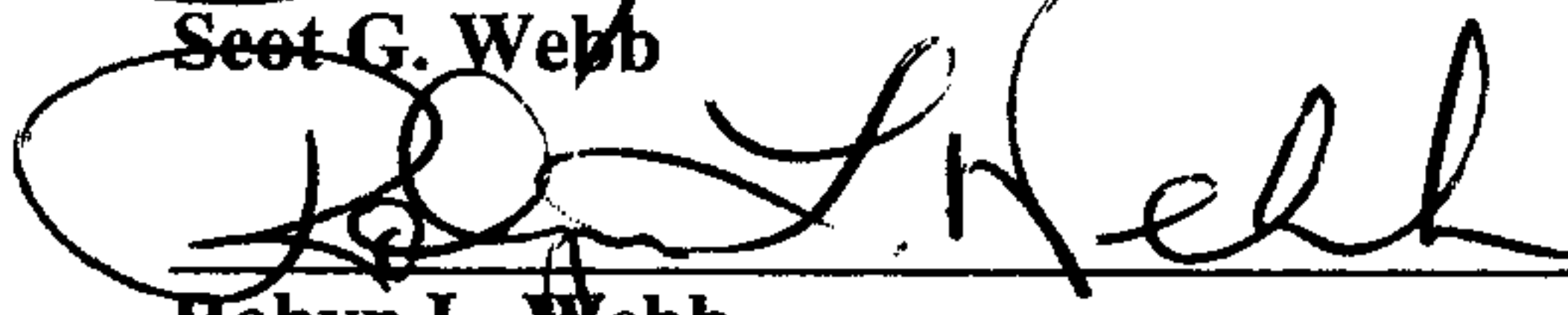
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **August 06, 2002**

_____(Seal)


Scot G. Webb (Seal)

_____(Seal)

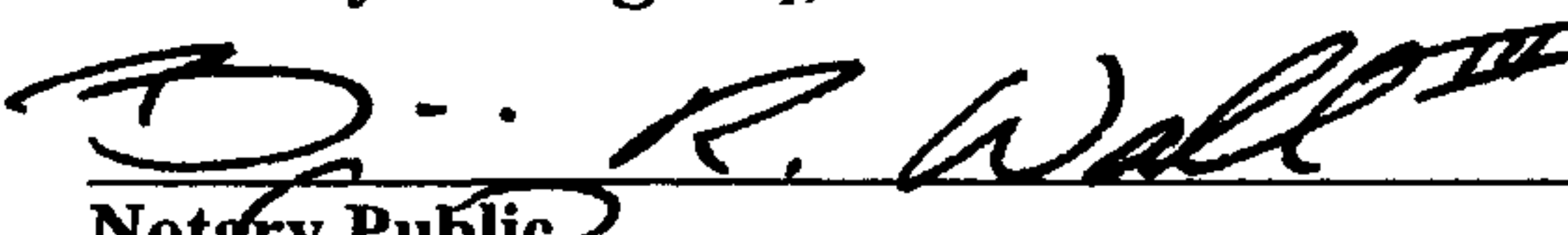

Robyn L. Webb (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scot G. Webb and Robyn L. Webb, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August], 2002.


Notary Public

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice

My Commission Expires: 03-26-2005

Preferred Title Agency, Inc. 2737 Highland Ave. B'ham 35205