

275000
SEND TAX NOTICE TO: ADRIAN M. AND CHARLES D. COWAN
472 WOLFCREEK ROAD SOUTH
PELL CITY, ALABAMA 35128

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF ST. CLAIR:


20030103000008000 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
01/03/2003 15:51:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$575,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **DONALD S. LUNDY and CANDYE LUNDY, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **ADRIAN M. COWAN and CHARLES D. COWAN**, (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of ST. CLAIR, and State of Alabama**, to-wit:

SEE LEGAL DESCRIPTION ATTACHED ON EXHIBIT "A"

\$300,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

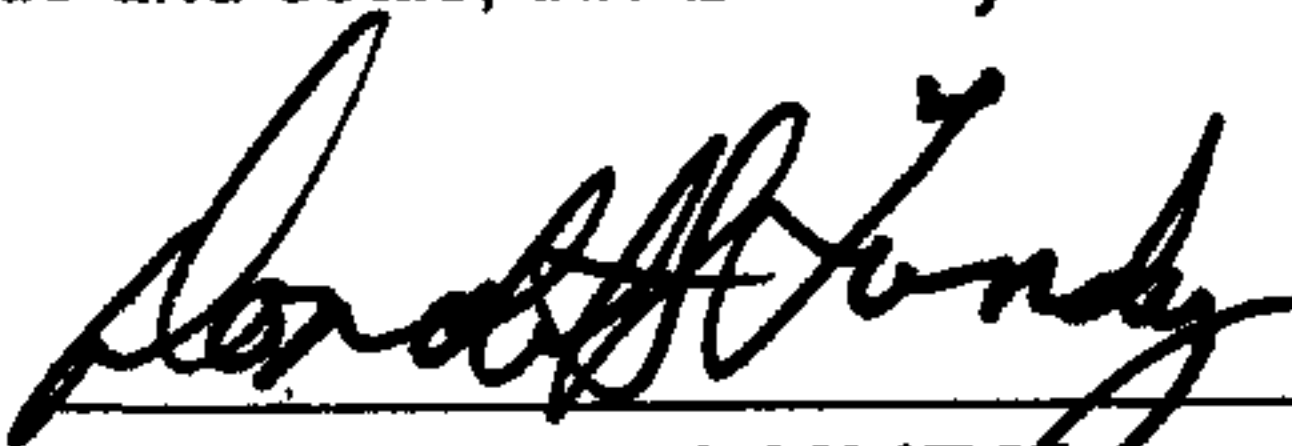
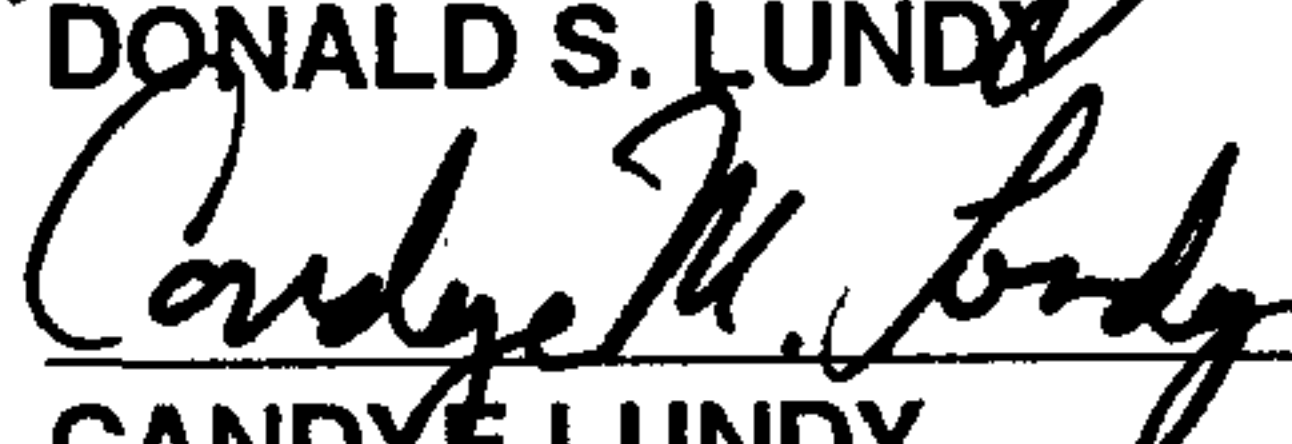
Subject to easements, restrictive covenants and ad valorem taxes of record.

2002 9219
Recorded in the Above
DEED Book & Page
11-08-2002 09:33:30 AM
Wallace Wyatt Jr - Probate Judge
St. Clair County, Alabama

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of October, 2002.

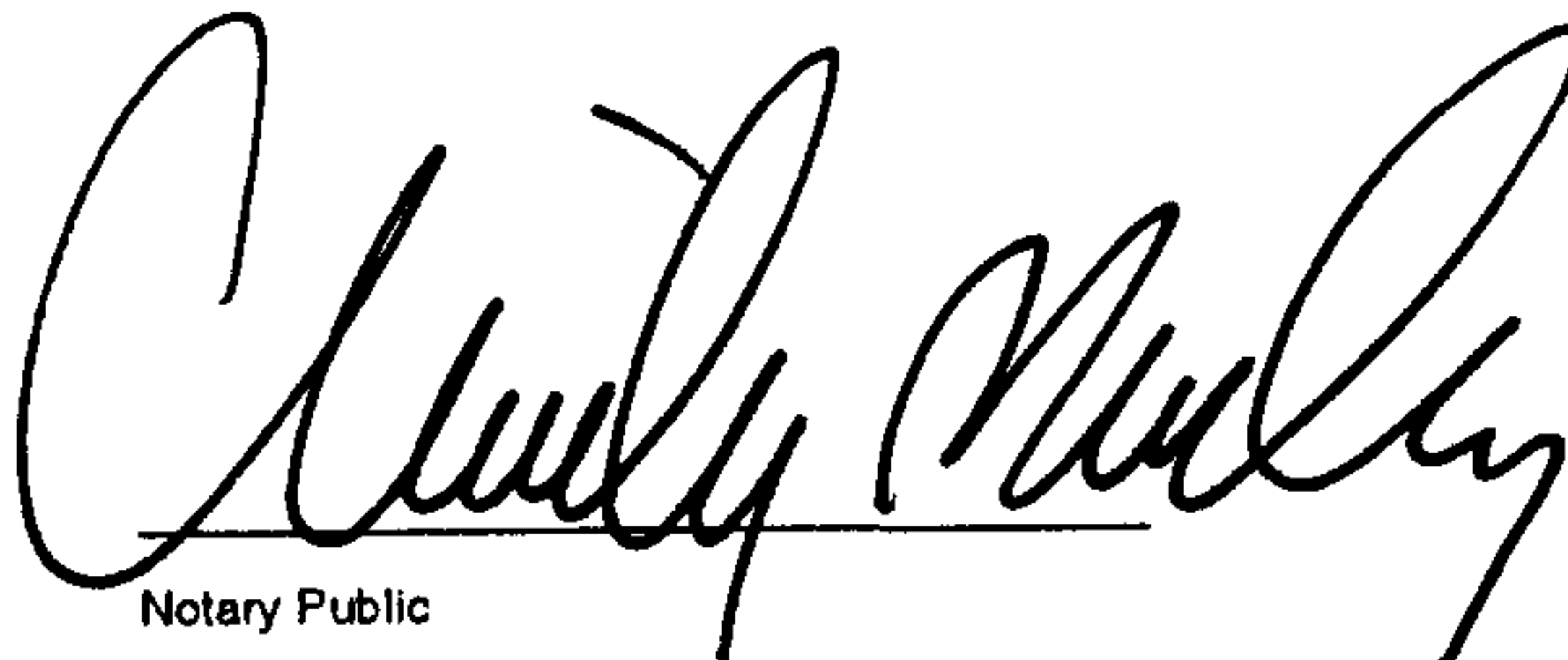
 (L.S.)
DONALD S. LUNDY
 by  (L.S.)
CANDYE LUNDY

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that DONALD S. LUNDY and CANDYE LUNDY, 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/they executed the same voluntarily on the day the

same bears date.

Given under my hand official seal this 25th day of October, 2002.


Notary Public
My commission exp: _____

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

MY COMMISSION EXPIRES OCTOBER 27, 2005

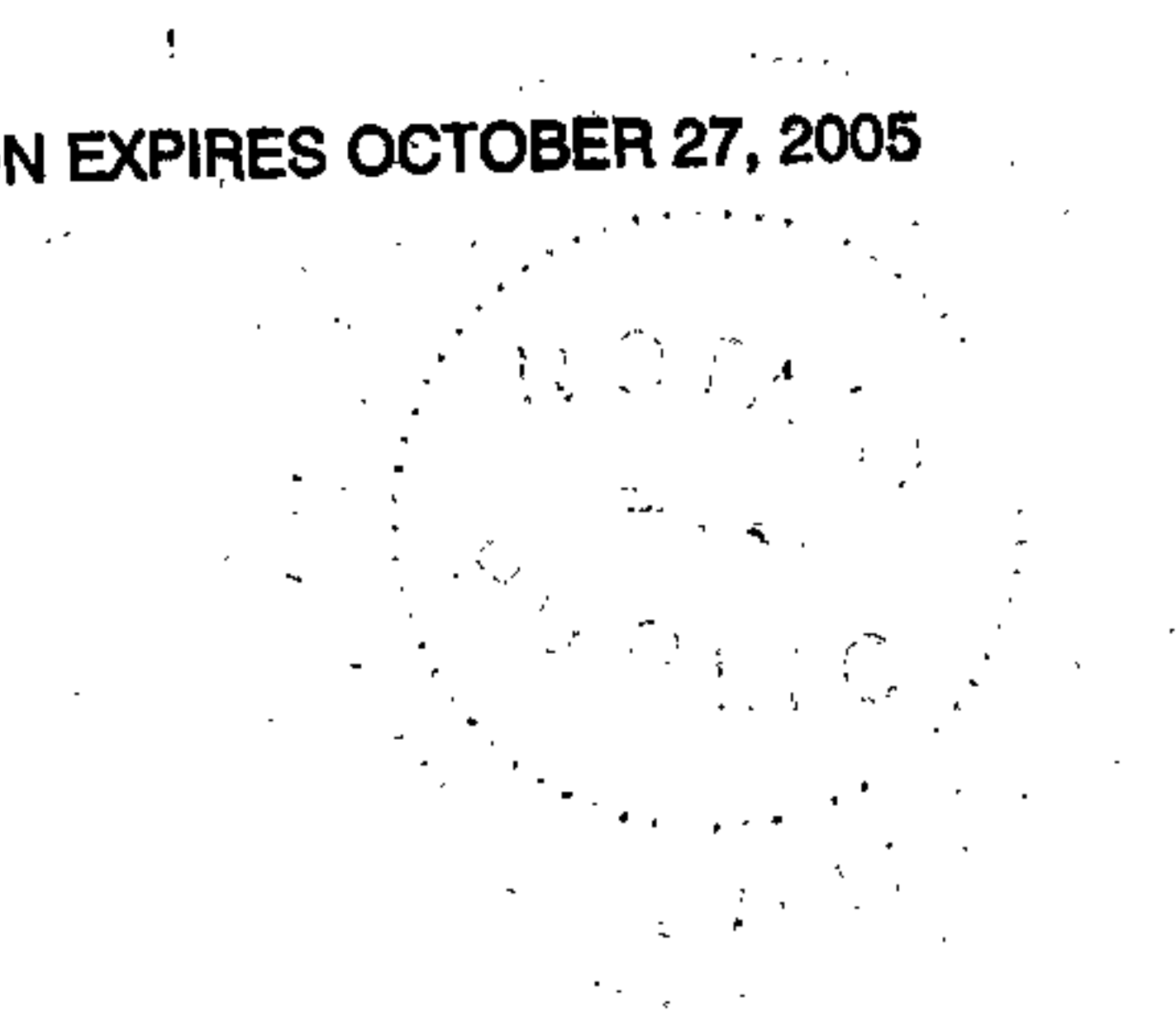


EXHIBIT "A"

20030103000008000 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
01/03/2003 15:51:00 FILED/CERTIFIED

Part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 18 South, Range 2 East, Shelby County, Alabama and the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 17 South, Range 2 East. St. Clair County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of Section 4, Township 18 South, Range 2 East and run West along the North line of said Section 1887 feet, more or less, to an accepted fence line, the point of beginning; thence 90 degrees 17 minutes 19 seconds right and run along said fence line as it meanders Northeasterly 1050.6 feet, more or less; thence 116 degrees 12 minutes 23 seconds left along said fence line as it meanders Southwesterly 830.9 feet, more or less; thence 63 degrees 15 minutes 12 seconds left and follow said fence line as it meanders Southwesterly 1995.8 feet, more or less; thence 89 degrees 53 minutes 47 seconds left and follow said fence line as it meanders Southeasterly 764.4 feet, more or less; thence 90 degrees 38 minutes 36 seconds left and follow said fence line as it meanders Northeasterly 1320.7 feet, more or less to the point of beginning.

2002 9220

Recorded in the Above

DEED Book & Page

11-08-2002 09:33:30 AM

Wallace Wyatt Jr - Probate Judge

St. Clair County, Alabama

Book/Pg: 2002/9219

Term/Cashier: S RECORD1 / LeeD

Tran: 1887.36693.53996

Recorded: 11-08-2002 09:33:53

CER Certification Fee

1.00

DFE Deed Tax

275.00

PJF Special Index Fee

5.50

REC Recording Fee

6.00

Total Fees: \$ 287.50