

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Twenty Five Thousand and No/100 (\$125,000.00) and other valuable considerations to the undersigned GRANTOR(S), Phillip Joe Avery, Sr. and Karen S. Avery, husband and wife (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto Phillip J. Avery, Jr. and Deana P. Avery, hereinafter 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 County of Shelby, State of Alabama, to-wit:

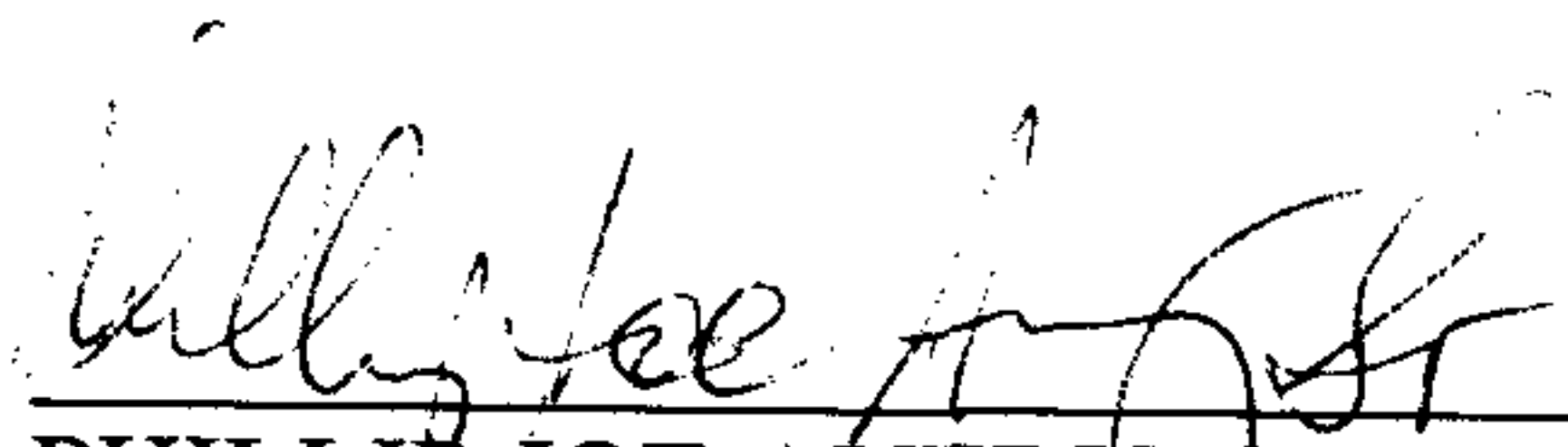
Lot 17, Block 1, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7, Page 173, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


\$100,000.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith.

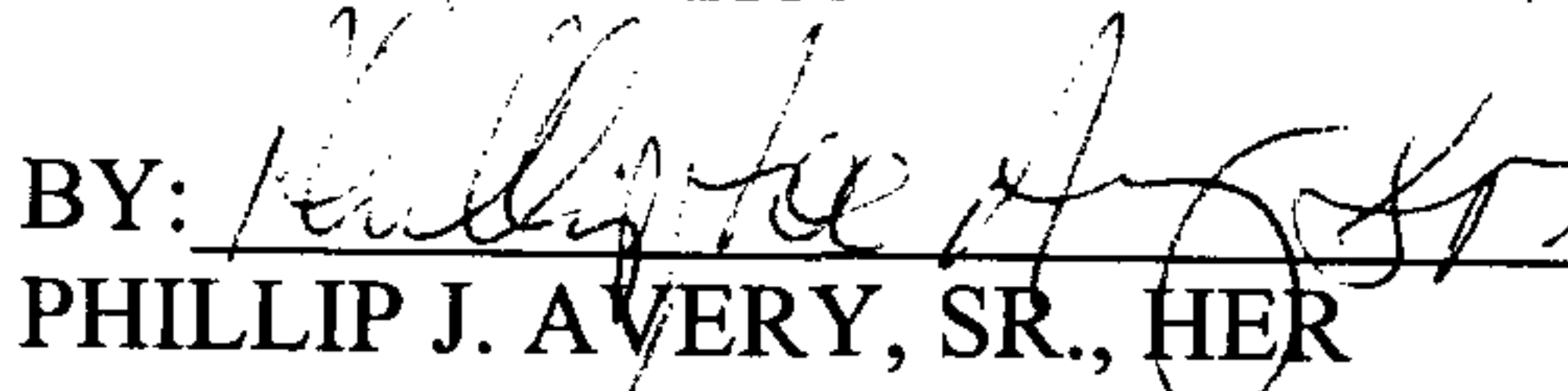
TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEE(S), their heirs and assigns forever, against the lawful claims 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, I/we have hereunto set my/our hand and seal, this the 3rd day of January 2003.



PHILLIP JOE AVERY, SR.


KAREN S. AVERY
BY: 

PHILLIP J. AVERY, SR., HER
ATTORNEY-IN-FACT

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said county and state hereby certify that Phillip Joe Avery, Sr. whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3rd day of January, 2003.

My Comm. Exp.:

MY COMMISSION EXPIRES OCTOBER 27, 2005


NOTARY PUBLIC

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that Karen S. Avery, by Phillip J. Avery, Sr., her Attorney-in-Fact, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he in his capacity of Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of January, 2003.

My Comm. Exp.:

MY COMMISSION EXPIRES OCTOBER 27, 2005


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243