

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of
\$ 70,000.00 to the undersigned Grantor(s),
David Royce Jean and Wife, Janet D. Jean,
in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said
Grantor(s) does by these presents, grant, bargain, sell and convey unto
Nancy S. Heerts and Roland D. Heerts, Wife and Husband
(herein referred to as "Grantees") the following described real estate, situated in Shelby
County, Alabama, to-wit:

See Attached Exhibit A - Legal Description

Address of Property: 510 Gables Drive
Hoover, AL 35244

Subject to taxes for the year 2003 and subsequent years, easements, restrictions, reservations,
rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$ 66,500.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

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 the heirs and assigns of such
survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does
for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully
seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to
sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and
defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance,
has hereto set its signature and seal this the 31 day of January, 20 03.

By:

Janet D. Jean
Grantor

David Royce Jean
Grantor

by Janet D. Jean
His Attorney in fact.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
David Royce Jean (by his Attorney In Fact, Janet D. Jean) and Janet D. Jean, Husband and Wife
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 and official seal this 31 day of January, 20 03.

Valerie A. England
Notary Public
Commission Expires: 02/25/04

This Instrument Prepared By:
Kevin Hays and Associates, PC
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:

Nancy S. Heerts
Roland D. Heerts
510 Gables Drive
Hoover, AL 35244

EXHIBIT A
LEGAL DESCRIPTION

Unit 510, Building 5, in the Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327, Real Volume 50, Page 340 and rerecorded in Real Volume 50, Page 942, Real Volume 165, Page 578, and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855 and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 222, Real Volume 222, Page 691, Real Volume 238, Page 241 and Real Volume 269, Page 270 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of the Gables Condominium as recorded in Map Book 9, Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 60, in the Probate Office of Shelby County, Alabama.