

This instrument prepared by:
B. W. Roberts
3837 Kinross Drive
Birmingham, AL 35242
Phone: 995-2336

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, B. W. Roberts, a married person, (hereinafter referred to as "Grantor") do hereby grant, bargain, sell and convey unto B. W. Roberts and Gloria C. Roberts, Husband and Wife, (hereinafter referred to as "Grantees"), as joint tenants and not as tenants in common, with rights of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 324, according to the survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, as recorded in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

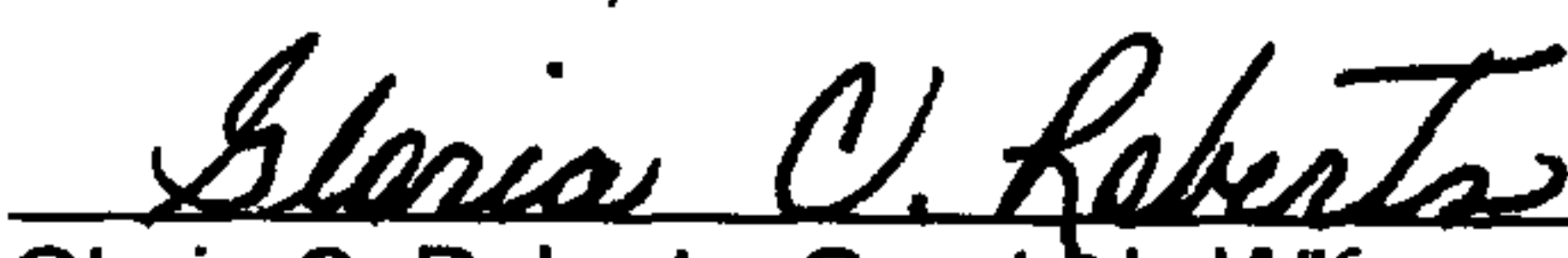
SUBJECT to all easements, restrictions, limitations, set back lines, rights of ways, mortgages of record, if any, and Ad Valorem taxes for the year 2003, which said taxes are not due and payable until October 1, 2003.

GRANTOR ACKNOWLEDGES that the property herein conveyed is part of the homestead of Grantor and since Grantor is married, the conveyance is joined by both Husband and Wife.

GRANTOR does for Grantor and Grantor's heirs, executors and assigns forever hereby covenant with Grantees that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor and Grantor's heirs, executors and assigns shall forever warrant and defend the same to the Grantees, their heirs and assigns, against the lawful claims of all persons.

TO HAVE AND TO HOLD as the said Grantees, as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intentions 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.

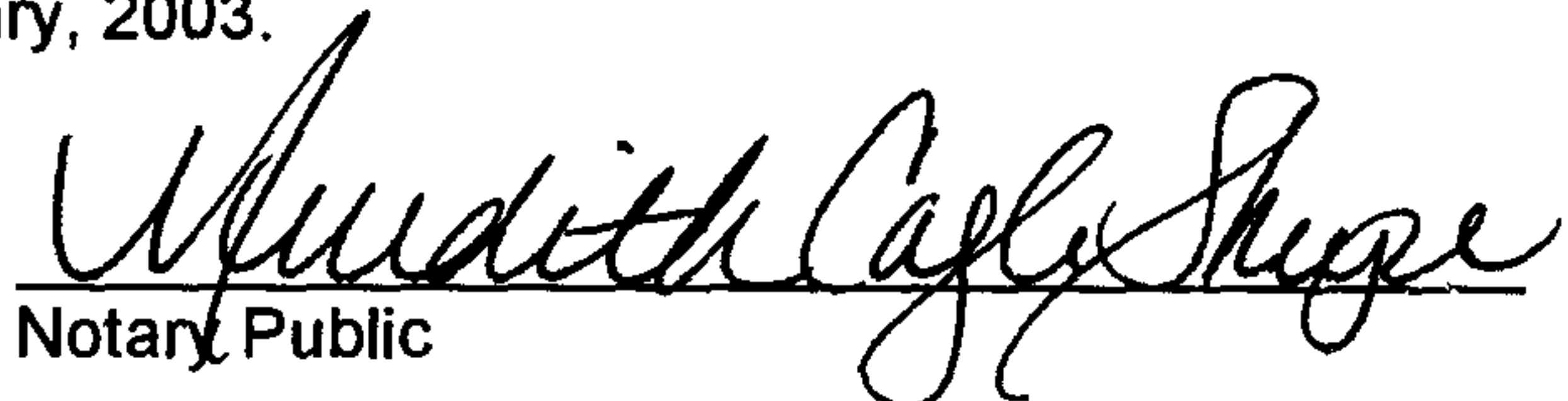
WITNESS Grantor's hand this the 28th day of February, 2003.


B. W. Roberts, Grantor

Gloria C. Roberts, Grantor's Wife

STATE OF ALABAMA
SHELBY COUNTY

I, a Notary Public, hereby certify that B. W. Roberts and Gloria C. Roberts, Husband and Wife, whose names are signed to the foregoing instrument of conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of February, 2003.


Notary Public

Print Name: Meredith Cagle Shupe

My Commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sep 29, 2006
~~BOUNDED THRU NOTARY PUBLIC UNDERWRITERS~~

GRANTOR:
B. W. Roberts
3837 Kinross Drive
Birmingham, AL 35242
Phone: 995-2336

GRANTEES:
B. W. Roberts
Gloria C. Roberts
3837 Kinross Drive
Birmingham, AL 35242
Phone: 995-2336

SEND TAX STATEMENTS
TO GRANTEES