

This instrument was prepared by

SEND TAX NOTICE TO:

Walter Fletcher
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Steven R. Kahn
Holley G. Kahn
5008 English Turn
Birmingham, Alabama 35242

**GENERAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the assumption of the balance due under that mortgage recorded in Instrument #2001-56714, and that mortgage recorded in Instrument #2002-15382 in the Probate Office of Shelby County, Alabama, and valuable consideration to the undersigned Steven R. Kahn and wife Holley G. Kahn ("Grantor"), in hand paid by Steven R. Kahn and Holley G. Kahn ("Grantee"), the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 76, according to the Survey of the Final Record Plat of Greystone Farms, English Turn Sector, Phase 2, as recorded in Map Book 21, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. 2003 Ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.
3. Any mining and mineral rights not owned by Grantor.

TO HAVE AND TO HOLD to the said Grantee, 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 25th day of February, 2003.

 (Seal)
Steven R. Kahn

 (Seal)
Holley G. Kahn

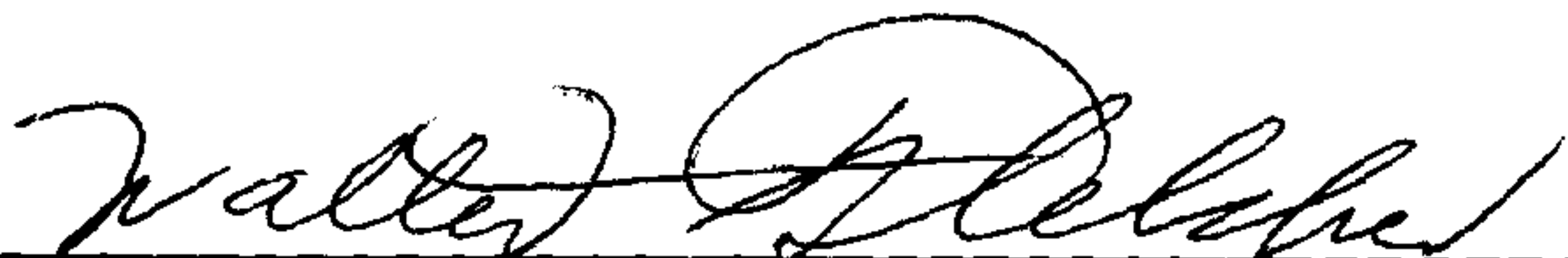
STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven R. Kahn and wife Holley G. Kahn, whose names are signed to the foregoing

conveyance, and who are known to me, 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 25th day of February, 2003.



Notary Public Walter Fletcher
My Commission Expires: 5/25/2005

[SEAL]

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