

WARRANTY DEED

State of Alabama)

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To All To Whom These Presents Shall Come, Greetings :

Shelby County)

Be it Known That in consideration of TWO HUNDRED FIFTY FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$254,500.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, Clayton Branum, an unmarried man, (herein referred to as "Grantor"), has granted, bargained and sold and by theses presents does *grant, bargain, sell* and *convey* unto Timothy Paul Moore and Janna L. Ifshin, (herein referred to as "Grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

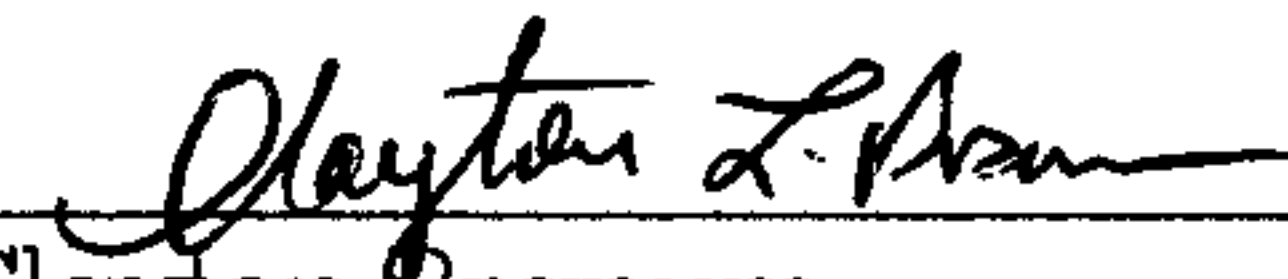
Lot 108, according to the Survey of Forest Parks, First Sector, as recorded in Map Book 22, pages 28 A & B, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the years 2003, and thereafter; easements, restrictions, covenants, and rights of way of record.

\$203,600.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees, 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 I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this 27th day of February, 2003.



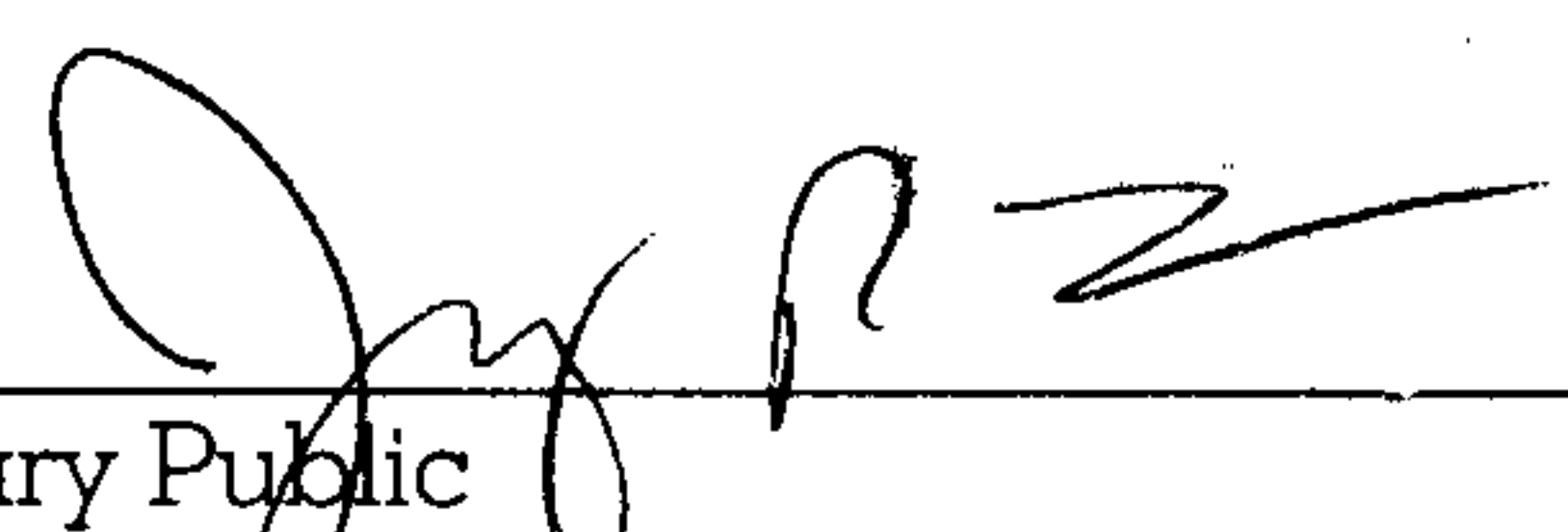
Clayton Branum (Seal)

State of Alabama)

Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clayton Branum, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2003.



Notary Public
My commission expires:

JEFFREY R. LEES
Notary Public, Alabama State At Large
My Commission Expires April 17, 2005

This instrument was prepared by:
Larry R. Newman
Newman Lees, LLC
300 Office Park Drive, Suite 105
Birmingham, Alabama 35223