

THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, AL 35238

**WARRANTY DEED WITH JOINT
RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED SIXTY-SEVEN THOUSAND THREE HUNDRED SIXTY-FIVE AND No/100, DOLLARS (\$167,365.000) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **W. A. JONES CONSTRUCTION COMPANY , INC., A CORPORATION DOING BUSINESS IN SHELBY COUNTY ALABAMA**, (hereinafter called "Grantor") does hereby GRANT, BARGAIN, SELL AND CONVEY unto **NICKOLAS GULAS AND TESHIA GULAS, Husband and wife**, as Joint Tenants with Right of Survivorship (hereinafter called "Grantees"), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

See attached copy of Schedule A Legal Description:

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

1. Taxes due October 1, 2003.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

Grantors do individually and for the heirs, executors and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed on this the 28TH day of FEBRUARY, 2003.



WILLIAM ARNOLD JONES, JR., PRESIDENT
W.A. JONES CONSTRUCTION COMPANY, INC.

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, a Notary Public, for the State at Large, hereby certify that **WILLIAM ARNOLD JONES, JR., PRESIDENT, W. A. JONES CONSTRUCTION COMPANY, INC.** whose name is/are signed to the foregoing Warranty Deed, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he , as such officer, and with full authority, executed the same voluntarily for and as the act of the corporation on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 28th day of FEBRUARY, 2003.



Notary Public: **DOUGLAS H. SCOFIELD**
My Commission Expires: 10-07-06

(Seal)

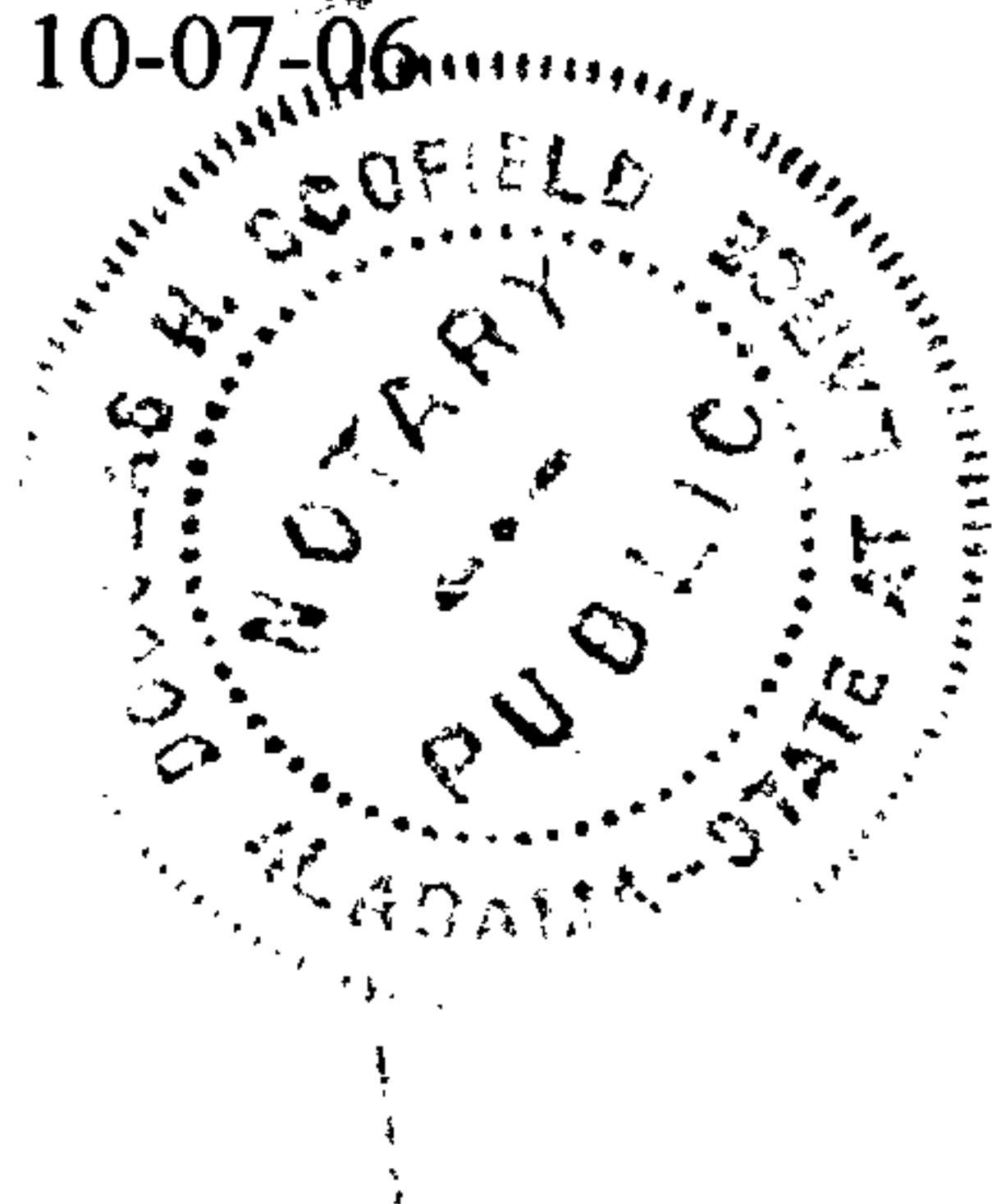


EXHIBIT "A"
Legal Description

LOT 274, ACCORDING TO MAP OF CEDAR GROVE AT STERLING GATE,
SECTOR 2, PHASE 6, AS RECORDED IN MAP BOOK 30, PAGE 86, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED
IN SHELBY COUNTY, ALABAMA.

WAS
