



This instrument was prepared by:

Alan C. Keith, Attorney
2100 Lynngate Drive
Birmingham, AL 35216

Send tax notice to:

Stephen L. Foster
Jennifer D. Foster
100 Horn Drive
Shelby, AL 35143

STATUTORY CORPORATION FORM WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ARIZONA, MARICOPA COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One hundred sixty-five thousand two hundred and 00/100 (\$165,200.00) Dollars [of which amount \$157,280.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], in hand paid by Stephen L. Foster and Jennifer D. Foster, to the undersigned grantor, Conseco Finance Corp. - Alabama, a corporation, the receipt whereof is hereby acknowledged, the said Conseco Finance Corp. - Alabama does by these presents, grant, bargain, sell and convey unto Stephen L. Foster and Jennifer D. Foster, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 12, according to the Map of Shelby Shores, Inc., the 1969 Sector, as shown by map recorded in Map Book 5, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. All rights of way, easements, covenants and restrictions of record.
2. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
3. All rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of the foreclosure sale evidenced by foreclosure deed to Conseco Finance Corp. - Alabama, recorded as Instrument #20020627000302000 in the Probate Office of SHELBY County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE Stephen L. Foster and Jennifer D. Foster, as joint tenants with right of survivorship, his/her heirs and assigns forever.
Given under my hand and seal on this April 23, 2003.

Conseco Finance Corp. Alabama

By: [Signature] (Seal)

Its _____

STATE OF ARIZONA }
MARICOPA COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Dunler, Vice President of Conseco Finance Corp. - Alabama, a Delaware corporation, whose name(s) 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal on April 23, 2003.

My Commission Expires: 9/19/03

[Signature]
Notary Public