

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Daniel Braden
101 Windsor Way
Pelham Al. 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20030625000397610 Pg 1/2 64.00
Shelby Cnty Judge of Probate, AL
06/25/2003 09:10:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIFTY THOUSAND AND NO/00 (\$250,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James R. Freeman and wife, Judith B. Freeman (herein referred to as grantor)** bargain , sell and convey unto, **Daniel W. Braden and wife, Jenene L. Braden (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

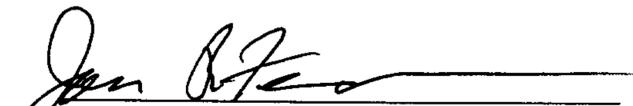
This property constitutes no part of the household of the grantor, or of their spouse.

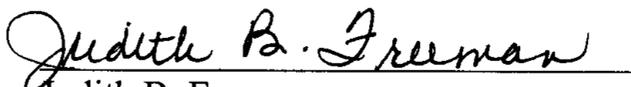
\$200,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously
\$37,500 of the above recited consideration was paid from a mortgage recorded herewith.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of June 2003.

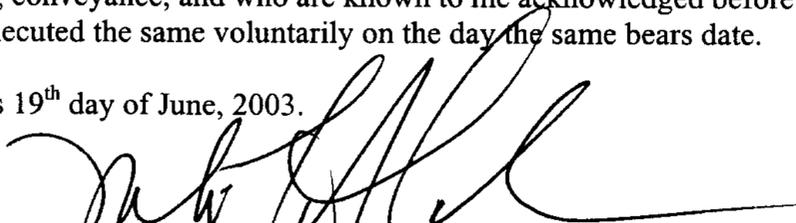

James R. Freeman


Judith B. Freeman

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify James R. Freeman and Judith B. Freeman., 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 19th day of June, 2003.


Notary Public

My commission expires: 10/16/04

Exhibit 'A'

Lot 10 in Shelby Shores, 1970 Addition, according to Map of Shelby Shores, 1970 Addition, recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 68.

LESS AND EXCEPT part of Lot 10 as described: Beginning at the northwest corner of Lot 10; thence run in a southeasterly direction along the north lot line of said lot, which is the south line of Lot 11, a distance of 308.6 feet; thence turn an angle of 57 degrees 27 minutes right and run a distance of 15.00 feet; thence turn an angle of 59 degrees 53 minutes 36 seconds right and run a distance of 300.80 feet to the point of beginning.