

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

Send Tax Notice to:
John R. Shugrue
1201 Hwy 93
Helena, AL 35080


20030701000414050 Pg 1/2 16.50
Shelby Cnty Judge of Probate, AL
07/01/2003 14:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY NINE THOUSAND AND NO/00 (\$89,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donald A. Brown**, a Married man (herein referred to as grantor) bargain, sell and convey unto, **Jeffrey E. Fulghum and wife, Charity A. Fulghum and Frederick E. Fulghum (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description.

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

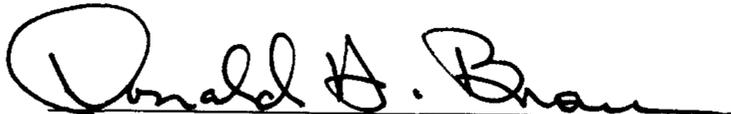
This property constitutes no part of the household of the grantor, or of their spouse.

\$87,624.00 of the above recited consideration was paid from a mortgage recorded simultaneously.

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.

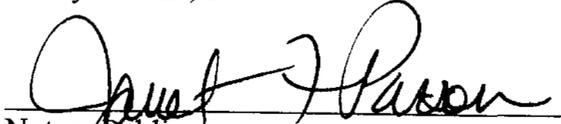
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of June 2003.


Donald A. Brown

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Donald A. Brown 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 26th day of June, 2003.


Notary Public

My commission expires: 10/16/04

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being situated in the SW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of the SW 1/4 of the NW 1/4 of said Section 12; thence run South along the East line of same a distance of 666.30 feet to the point of beginning of said parcel; thence continue South along same line a distance of 86.0 feet; thence turn an interior angle of 116 degrees 52 minutes 30 seconds and run proceed in a southwesterly direction a distance of 141.60 feet; thence turn an interior angle of 160 degrees 33 minutes and proceed in a Southwesterly direction a distance of 159.46 feet; thence turn an interior angle of 135 degrees 00 minutes and proceed in a Northwesterly direction a distance of 274.78 feet; thence turn an interior angle of 37 degrees 55 minutes 35 seconds and proceed in an Easterly direction a distance of 502.33 feet to the point of beginning.

Also, with the following access and maintenance easement more particularly described as follows: Begin at the Northeast corner of the SW 1/4 of NW 1/4 of Section 12, Township 20 South, Range 1 West; run South along the East line a distance of 666.3 feet to a point; thence right 89 degrees 39 minutes and run West 15.00 feet along said 1/4-1/4-1/4 line; thence 90 degrees 21 minutes and run North a distance of 750 feet to the edge of pavement of Pumpkin Swamp Road; thence Easterly along pavement to point of beginning. Being situated in Shelby County, Alabama.