

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

STEVEN K. CAMPANA
2304 AMBERLEY WOODS TRACE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF HELENA)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY NINE THOUSAND and 00/100 (\$139,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, TAMI IRENE WALLACE and JAMES PATRICK WALLACE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEVEN K. CAMPANA and HEATHER D. CAMPANA, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in HELENA County, Alabama, to-wit:

LOT 13, ACCORDING TO THE SURVEY OF AMBERLY WOODS, 2ND SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. EASEMENT(S); BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT #1995-16236 AND INSTRUMENT #1997-19420.

\$111,200.00 of the consideration herein was derived from a mortgage closed simultaneously 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, his, her, or their heirs and assigns, that 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, TAMI IRENE WALLACE and JAMES PATRICK WALLACE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of June, 2003.

*Tami Irene Wallace acting by & through
her attorney in fact Frank Kovacic*

TAMI IRENE WALLACE, ACTING BY AND THROUGH
HER ATTORNEY IN FACT, FRANK KOVACIC

*James Patrick Wallace acting by & through
his attorney in fact Frank Kovacic*

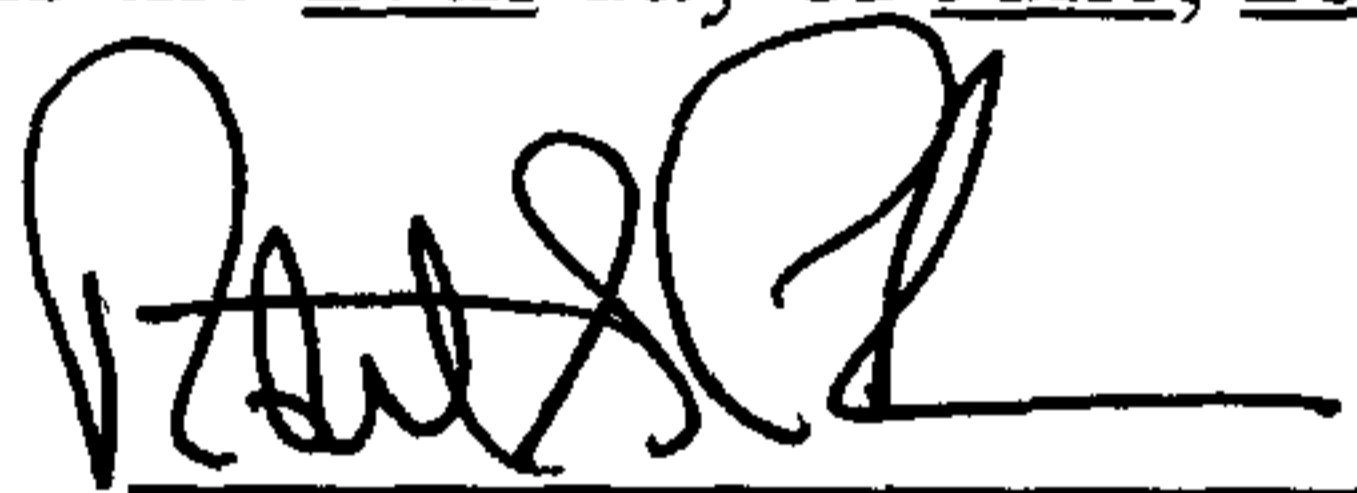
JAMES PATRICK WALLACE, ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, FRANK KOVACIC

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that FRANK KOVACIC, whose name as Attorney in Fact for TAMI IRENE WALLACE and JAMES PATRICK WALLACE, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, he, in his capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 27th day of June, 2003.



Notary Public

My commission expires: 7/1/06