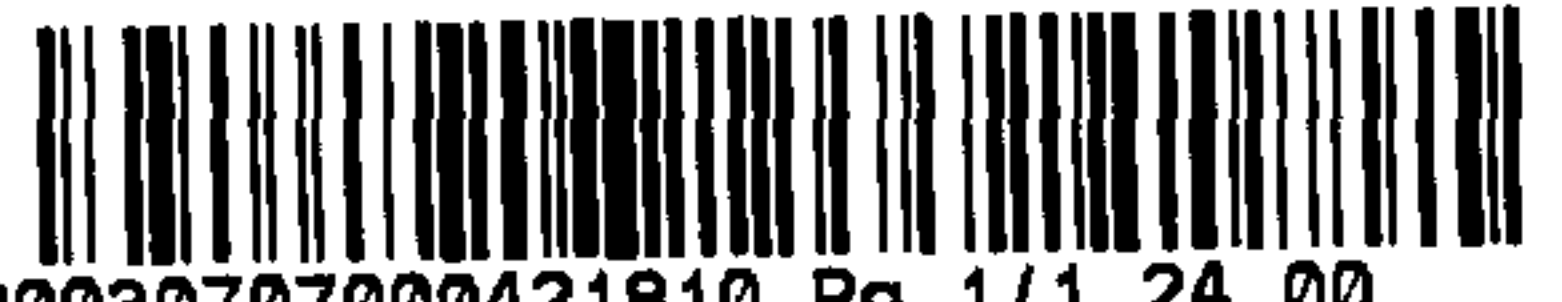


This instrument was prepared by: Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**


20030707000421810 Pg 1/1 24.00
Shelby Cnty Judge of Probate, AL
07/07/2003 08:07:00 FILED/CERTIFIED

That in consideration of One Hundred Twenty-Seven Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ludie B. Jones, an unremarried widow

(herein referred to as grantors) do grant, bargain, sell and convey unto
John Mark Frey and wife, Amanda C. Frey

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A part of the NE 1/4 of NE 1/4 of Section 26, Township 21, Range 1 West, more particularly described as follows: Commencing at the NE corner of said forty and run along north line of said forty South, 86 degrees 30 minutes West, a distance of 420.43 feet to the back of concrete curb on East margin of Main Street in Town of Columbiana, Alabama; thence along curb line South, 3 degrees 05 minutes East a distance of 304.46 feet to South line of an alley or street leading East from Main Street; thence along said street South, 88 degrees 59 minutes East a distance of 197.50 feet to point of beginning of lot herein described; thence run along East line of Luther Curlee lot and Thomas Minor lots South, 5 degrees 16 minutes East a distance of 270.65 feet; thence along North line of Elmer Davis lot North, 84 degrees 44 minutes East, 144.78 feet to SW corner of T. C. Rush lot; thence along West line of Rush lot North, 3 degrees 42 minutes West 264.99 feet to South line of Street or alley; thence along said alley South, 86 degrees 54 minutes West a distance of 151.96 feet to point of beginning; being situated in Shelby County, Alabama.

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

\$114,300.00 of the above recited consideration was paid from a mortgage recorded 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, I have hereunto set my hand(s) and seal(s), this 3rd day of July, 2003.

WITNESS:

(Seal)

(Seal)

(Seal)

Ludie B. Jones (Seal)
Ludie B. Jones
Charles Allen Jones (Seal)
by: Charles Allen Jones, Attorney in Fact
under Power of Attorney recorded as (Seal)
Instrument #20021010000495720, in the Probate
Office of Shelby County, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Charles Allen Jones, whose name as Attorney in Fact for Ludie B. Jones

~~who is~~ 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 executed the same voluntarily
on the day the same bears date. in his capacity as such attorney in fact

Given under my hand and official seal this 3rd day of July, A.D., 20 03.

my commission expires: 10-16-04

Notary Public.