

SEND TAX NOTICE TO:

Augustus Jelks, III
Laura Jelks
3801 Kinross Drive
Birmingham, AL 35242

This instrument was prepared by:

Charles E. Davis, Jr.
400 Vestavia Parkway, Suite 101
Birmingham, Alabama 35216

WARRANTY DEED

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

That in consideration of **THREE HUNDRED EIGHT THOUSAND and No/100's (\$308,000.00) DOLLARS** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Kay Regan**, a single woman (hereinafter grantor), do grant, bargain, sell and convey unto **Augustus Jelks, III & Laura Jelks**, (hereinafter GRANTEES), all of my right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

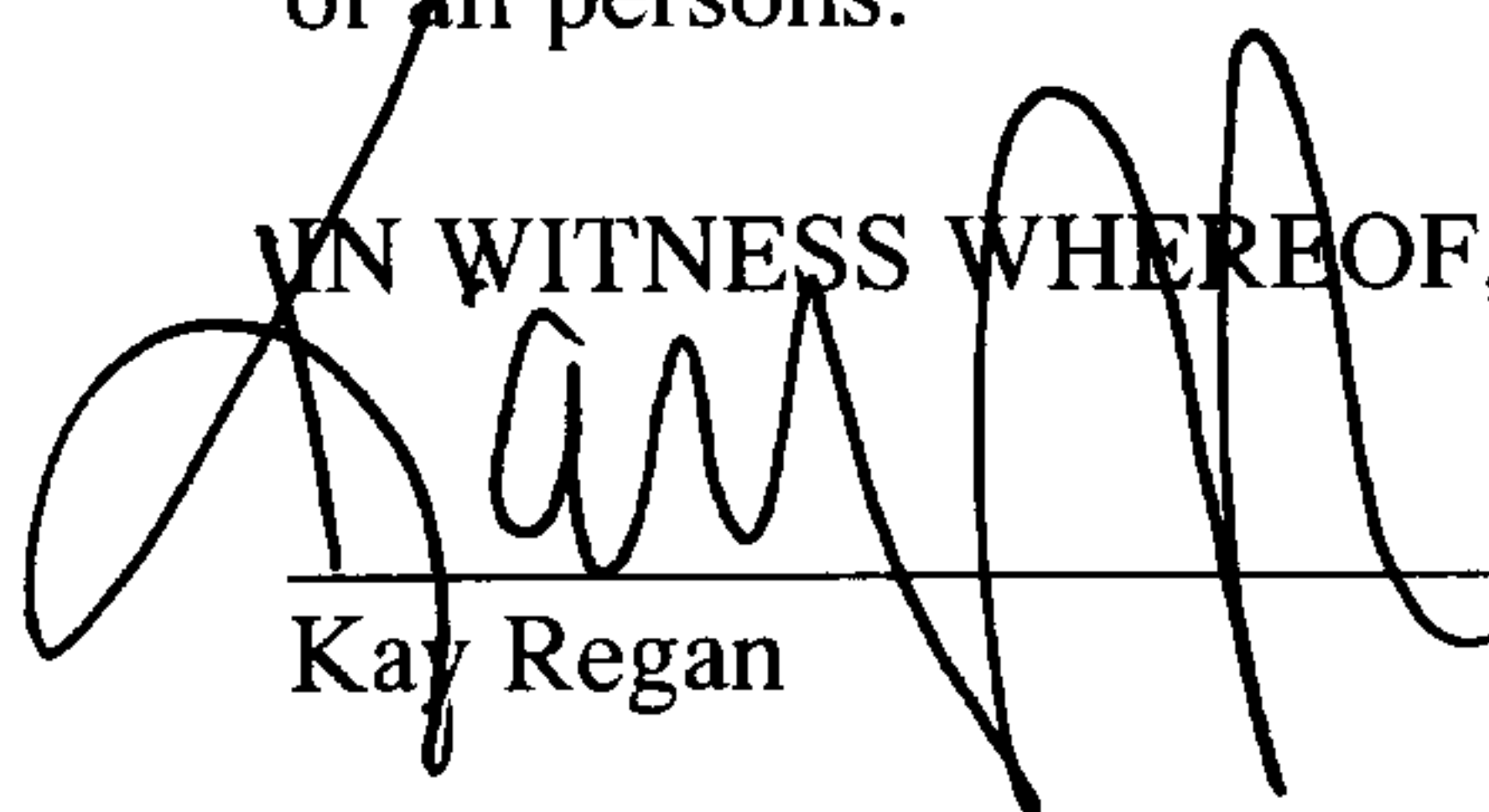
Lot 19, according to the Survey of Brook Highland, 1st Sector, as recorded in Map Book 12, Page 62 A and B, in the Probate Office of Shelby County, Alabama.

\$246,400.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, his/her/their heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, his/her/their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his/her/their heirs and assigns forever, against the lawful claims of all persons.

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

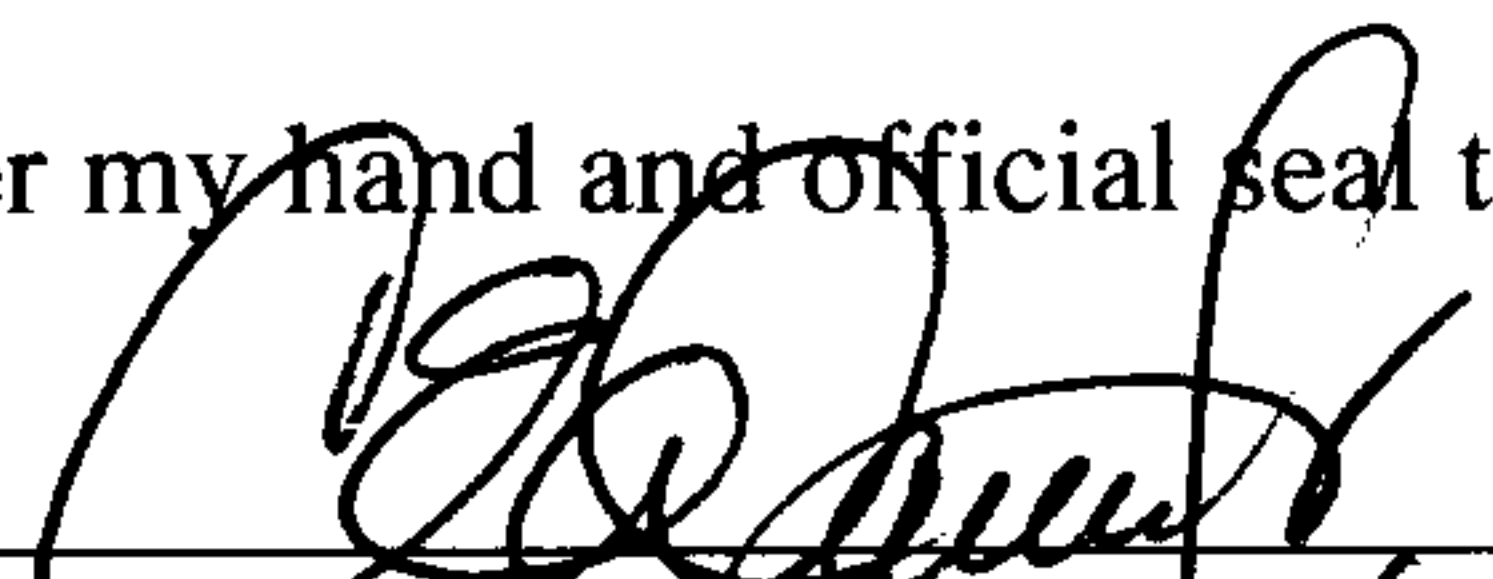


Kay Regan

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kay Regan** whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of June, 2003



Notary Public
Commission Expires: 10/23/2006

Davis & Van Patten