

THIS INSTRUMENT PREPARER:		Send Tax Notice To:
NAME:	Heather DiGrazio	Michael F. and Sue Ann Oaks
ADDRESS:	Two Devon Sq., 744 W. Lancaster Ave.	288 Marwood Lane
	Wayne, PA 19087-2594	Birmingham, AL 35244



20030724000472690 Pg 1/1 41.00
Shelby Cnty Judge of Probate, AL
07/24/2003 09:23:00 FILED/CERTIFIED

STATE OF ALABAMA }
COUNTY Shelby }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, LINDA E. LAKATOS, DEBORAH S. ANDERSON, CHRISTINE M. SCHNEIDER, LORI A. BAHR, and MARY SANDERS, Trustees under Declaration of Trust dated November 1, 2001,**

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto

Michael F. Oaks and Sue Ann Oaks
As joint tenants with rights of survivorship

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: **

Lot 42, according to the Amended Survey of Marwood 3rd Sector, as recorded in Map Book 15, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama.
Mineral and mining rights excepted.

And by Authority set forth under Declaration of Trust dated November 1, 2001, any one Trustee thereunder may act for all the Trustees.

Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 3rd day of July, 20 03

_____(Seal)
_____(Seal)
_____(Seal)

Terrell R. Johnson (Seal)
Trustee under Declaration of Trust
Dated November 1, 2001

**Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) of the consideration is from a purchase money first mortgage and second mortgage.

STATE OF PENNSYLVANIA }
Chester COUNTY }

General Acknowledgment

I, Stephen E. Lewis, a Notary Public in and for said County, in said State, hereby certify that Terrell R. Johnson, **Trustee under Declaration of Trust dated November 1, 2001**, whose name(s) is/are signed to the foregoing conveyance, and who is/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 3rd day of July, A.D., 2003

[Signature]
Notary Public

My Commission Expires:

NOTARIAL SEAL
STEPHEN E. LEWIS, Notary Public
Wayne, Chester County
My Commission Expires April 3, 2006