

This instrument was prepared by:
Martin, Rawson & Woosley P.C.
1300 Corporate Drive
Birmingham, Alabama 35242

Send Tax Notice:
Eric P. Lehnertz
1000 Eagle Point Cove
Birmingham, AL 35242

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of Three Hundred Twenty-One Thousand Dollars (\$321,000.00) and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

John Humphries Roberson and Martha C. Roberson, husband and wife herein referred to as grantors) do grant, bargain, sell and convey

Eric P. Lehnertz and Tammi Lehnertz

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

Mineral and mining rights excepted.

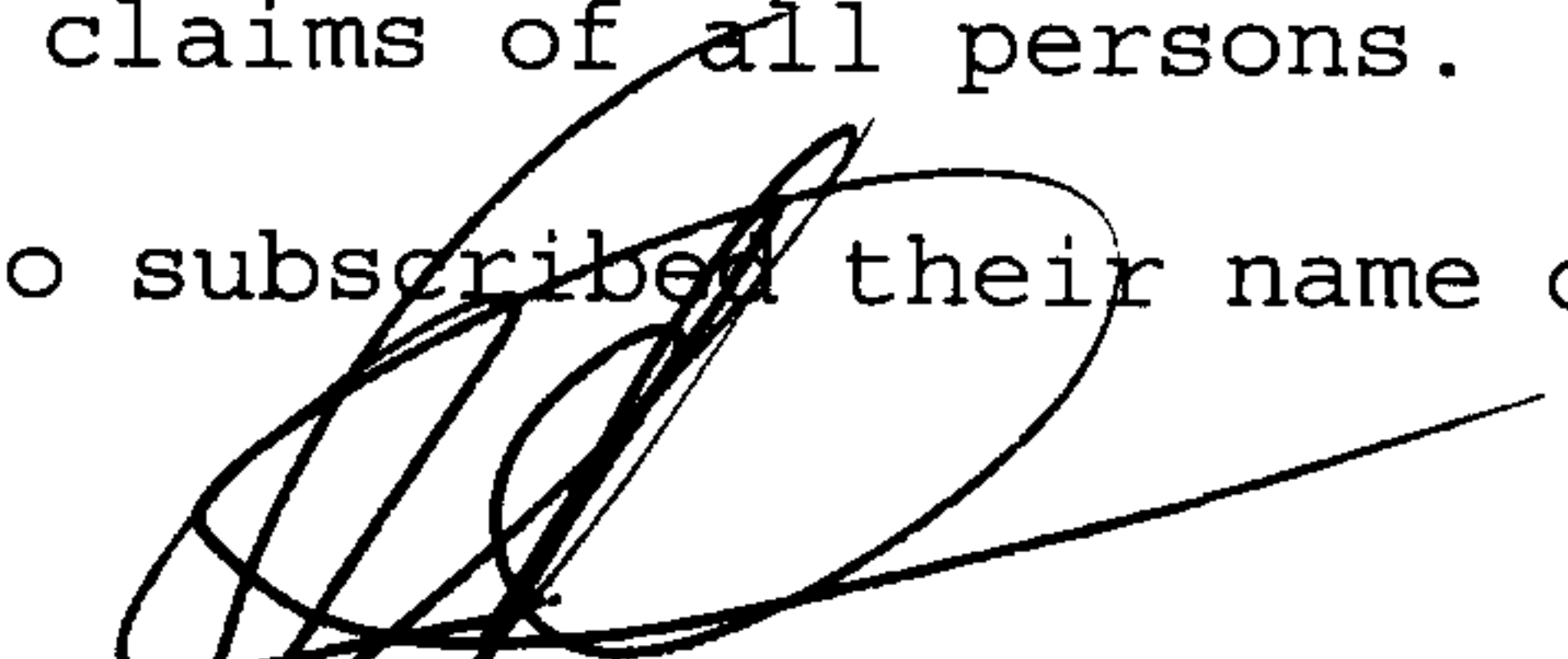
Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$256,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I we are lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will any 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 Whereof, we have hereunto subscribed their name on this the 4th day of August, 2003.


John Humphries Roberson


Martha C. Roberson

THE STATE OF ALABAMA
Jefferson County

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that John Humphries Roberson and Martha C. Roberson whose name 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 of office this the 4th day of August, 2003.

Dawn C Moore
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUGUST 29, 2006

EXHIBIT A

Parcel I:

The Easterly one half of Lot 705, according to the survey of Eagle Point 7th Sector Recorded in Map Book 20, Page 18, Probate Office of Shelby County, Alabama , being more particularly described as follows: Begin at the Most Easterly corner of said Lot 705, said corner being a point on the Westerly right of way line of Eagle Point Circle thence turn 90 degrees 34 minutes 44 seconds left and run Southwesterly for 132.41 feet to a point on the northerly right of way line of Eagle Point Cove; thence turn 87 degrees 44 minutes 53 seconds left to the tangent of a curve to the right, said curve having a radius of 55.00 feet, and run Southwesterly along said curve and said right of way line for 23.02 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left from the Tangent to said curve at said point and run 152.75 feet to the point of beginning.

Parcel II:

Lot 706, according to the Survey of Eagle Point 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of SHELBY County, ALABAMA.