

SEND TAX NOTICE TO:

(Name) Brian Mauter

(Address) 3313 Crossings Court
Birmingham, Alabama 35242

This instrument was prepared by

(Name) William H. Halbrooks

(Address) #1 Independence Plaza, Suite 704

Birmingham, Alabama 35209



20030812000526570 Pg 1/1 22.50
Shelby Cnty Judge of Probate, AL
08/12/2003 08:04:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CL

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Twenty-Three Thousand, Four Hundred Nine & no/100-----
(\$223,409.00) Dollars

to the undersigned grantor, Gibson & Anderson Construction, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto
Brian Mauter and Janie Mauter

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

Lot 166, according to the Survey of Phase Two Caldwell Crossings 2nd
Sector, as recorded in Map Book 31, Page 31, in the Probate Office of
Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

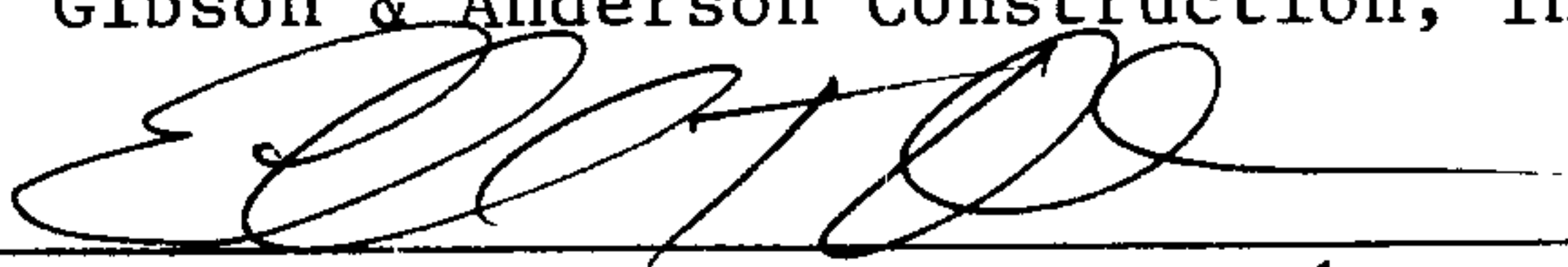
\$ 212,238.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of August 2003.

ATTEST:

Gibson & Anderson Construction, Inc.

By 
Edward T. Anderson, its Vice President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Edward T. Anderson
whose name as Vice President of Gibson & Anderson Construction, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 6th day of August 2003.


William H. Halbrooks Notary Public