

WARRANTY DEED

State of Alabama)

Shelby County)

To All To Whom These Presents Shall Come, Greetings :

Be it Known That in consideration of SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$74,900.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, Helen G. Hicks, an unmarried woman, (herein referred to as "Grantors"), have granted, bargained and sold and by theses presents does *grant, bargain, sell* and *convey* unto Russell Taylor and Kimberlee Taylor, (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"

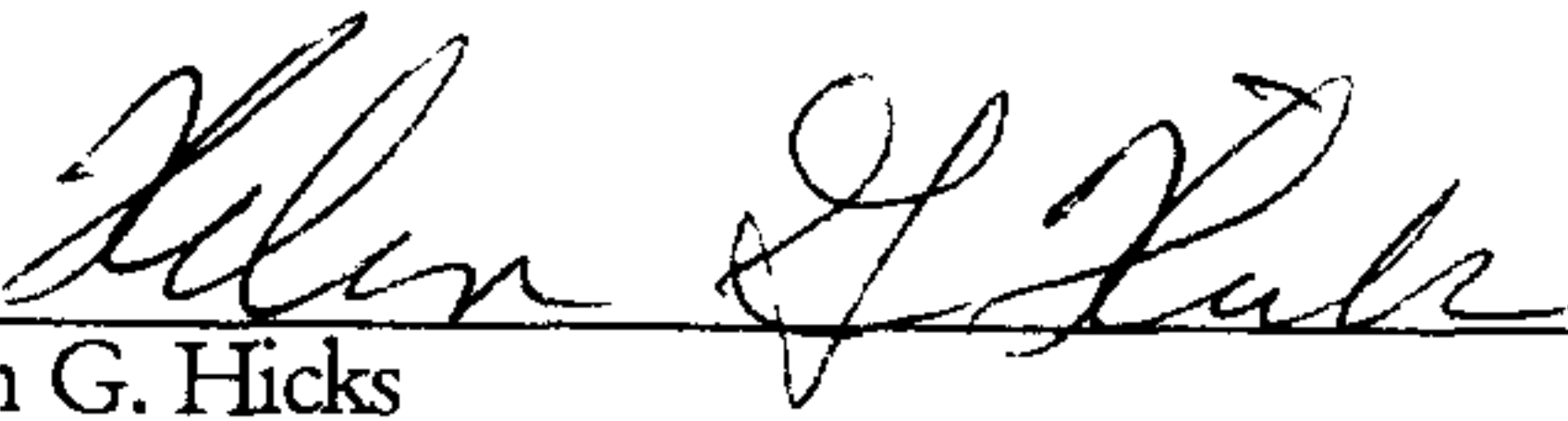
Subject to ad valorem taxes for the years 2003, and thereafter; easements, restrictions, covenants, and rights of way of record.

\$74,900.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

NOTE: Helen G. Hicks is the surviving Grantee of deed recorded in Book 687, Page 453, in the Probate Office of Shelby County, Alabama; the other Grantee, Richard E. Hicks, having died on or about the 24th day of October, 2002.

To Have and to Hold to 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hands and seals, this 25th day of August, 2003.

 (Seal)
Helen G. Hicks

State of Alabama)
Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Helen G. Hicks, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August, 2003.


Notary Public
My commission expires: 4/17/05

This instrument was prepared by:
Jeffrey R. Lees
Newman Lees, LLC
300 Office Park Drive, Suite 105
Birmingham, Alabama 35223

LEGAL DESCRIPTION

PARCEL "A"

Begin at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama; thence run Southwesterly a distance of 397.03 feet; thence turn right 77 degrees 20 minutes 36 seconds and run 185.49 feet; thence turn left 89 degrees 41 minutes 41 seconds and run Southerly 108.69 feet; thence turn right 3 degrees 29 minutes 15 seconds and run Southerly 135.00 feet to the Northerly boundary of County Highway #109; thence right 93 degrees 27 minutes 58 seconds and run Westerly along said Highway 34.83 feet; thence right 93 degrees 25 minutes 41 seconds and run Northerly leaving said Highway 670.80 feet to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right 94 degrees 20 minutes 00 seconds and run East along said North $\frac{1}{4}$ - $\frac{1}{4}$ line 275.63 feet to the point of beginning, containing 2.485 acres.

