

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TEN DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, **JAMES C. PRICE and MARY G. PRICE, FAMILY LIMITED PARTNERSHIP, AN ALABAMA GENERAL PARTNERSHIP** (GRANTOR) does grant, bargain, sell and convey unto **JAMES CLIFFORD PRICE and MARY G. PRICE** (GRANTEE) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

TRACT ONE(1) ACCORDING TO THE SURVEY OF CEDAR GROVE ESTATES AS RECORDED IN MAP BOOK 7, PAGE 91 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to:

1. Advalorem Taxes due October 1, 2003.
2. Minerals and mining rights not owned by Grantor.
3. Easements, Set Back Lines and matters shown on record map.

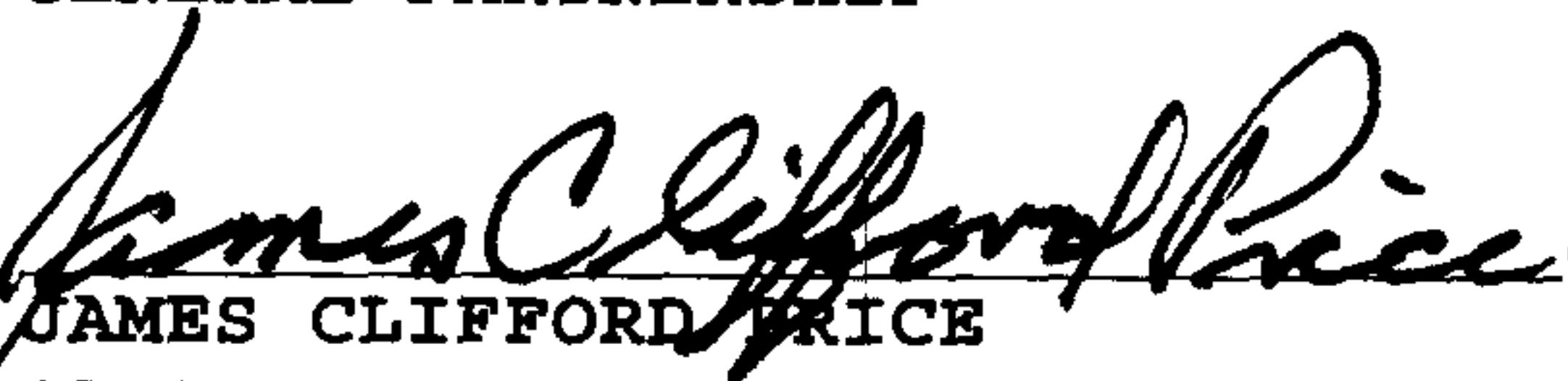
All the consideration was paid from the proceeds of a Mortgage Loan.

THE GRANTOR PARTNERSHIP IS COMPOSED ONLY OF JAMES CLIFFORD PRICE and MARY G. PRICE; THERE IS NO WRITTEN PARTNERSHIP AGREEMENT IN EXISTENCE; AND THE PROPERTY IS BEING CONVEYED TO THE TWO INDIVIDUALS WHO ARE THE ONLY PARTNERS.

TO HAVE AND TO HOLD unto the said GRANTEEES 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, the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTORS do for themselves, their heirs, successors, assigns, and personal representatives covenant with said GRANTEEES, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 13 day of AUGUST, 2003.

JAMES C. PRICE and MARY G. PRICE, FAMILY LIMITED PARTNERSHIP, AN ALABAMA GENERAL PARTNERSHIP


JAMES CLIFFORD PRICE
GENERAL PARTNER

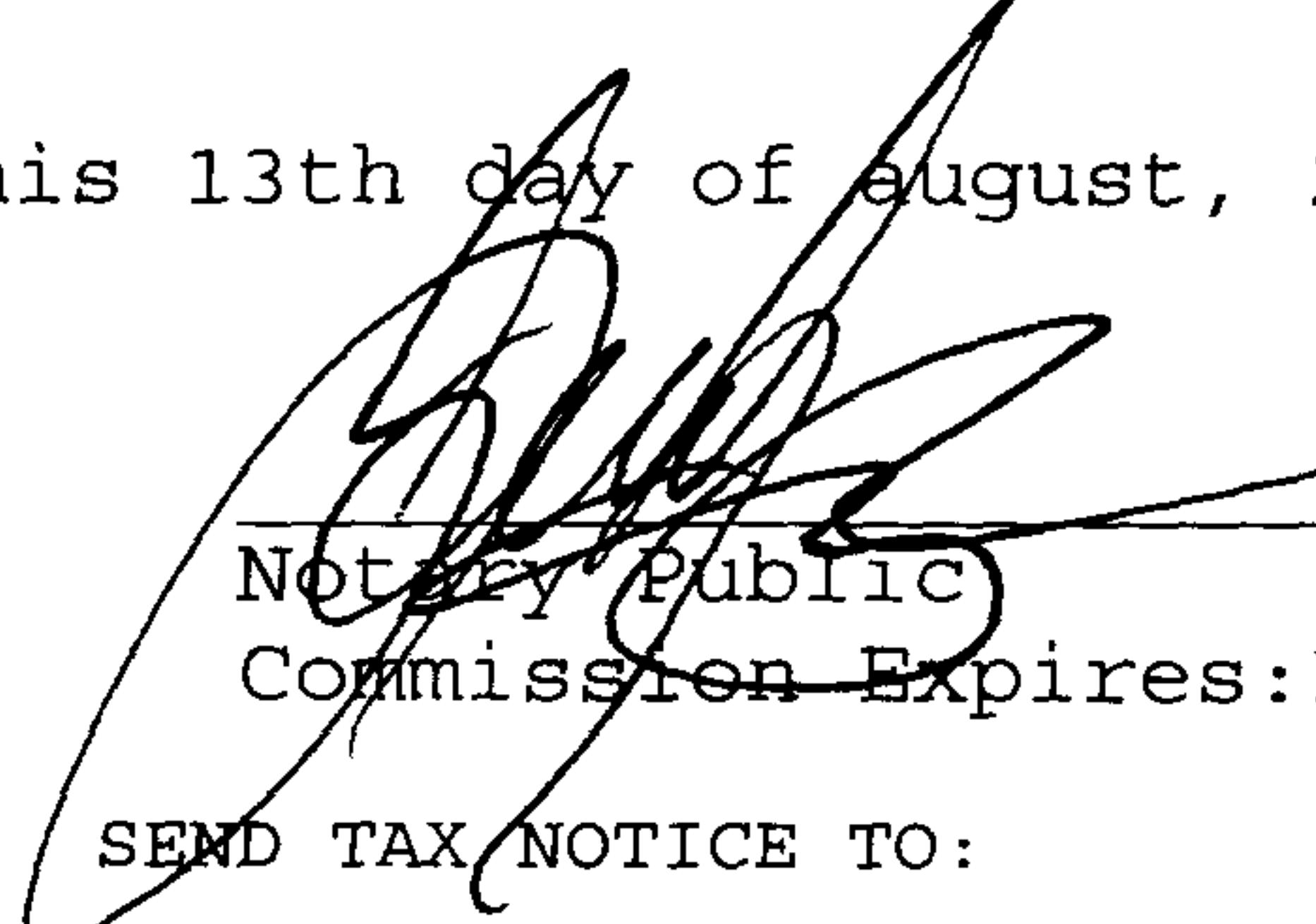

MARY G. PRICE
GENERAL PARTNER

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that **JAMES CLIFFORD PRICE and MARY G. PRICE**, whose names as THE SOLE GENERAL PARTNERS OF **JAMES C. PRICE and MARY**

G. PRICE, FAMILY LIMITED PARTNERSHIP, AN ALABAMA GENERAL PARTNERSHIP are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they as such General Partners and with full authority, executed the same voluntarily for and as the act of **JAMES C. PRICE and MARY G. PRICE, FAMILY LIMITED PARTNERSHIP, AN ALABAMA GENERAL PARTNERSHIP**.

Given under my hand and seal this 13th day of August, 2003.


Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:

BIRMINGHAM, AL 35
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