

THIS DEED WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY.
ATTORNEY MAKES NO REPRESENTATION AS TO ACCURACY OF DESCRIPTION.

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
Stephen L. Sims
6940 Highway 55
Wilsonville, AL 35186

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF 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 in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, LLOYD SIMS and wife, PATRICIA SIMS, (herein referred to as Grantors whether one or more), do grant, bargain, sell and convey unto STEPHEN L. SIMS and wife, KELLI D. SIMS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Parcel 1:

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama; thence N89°44'29"W, a distance of 828.00' to the POINT OF BEGINNING; thence S00°09'17"E, a distance of 254.68'; thence S89°51'46"W, a distance of 379.50' to the easterly right-of-way of Shelby County Hwy 55 to the point of curve of a non tangent curve to the left, having a central angle of 04°39'59" of and a radius of 3,214.69', said curve subtended by a chord bearing N10°49'43"E and a chord distance of 261.74'; thence northerly along the arc of said curve and along said right-of-way a distance of 261.82'; thence S89°44'29"E and leaving said right-of-way, a distance of 329.64' to the POINT OF BEGINNING.

Containing 2.07 acres, more or less.

Parcel 2:

EASEMENT FOR SEPTIC TANK AND FIELDLINES

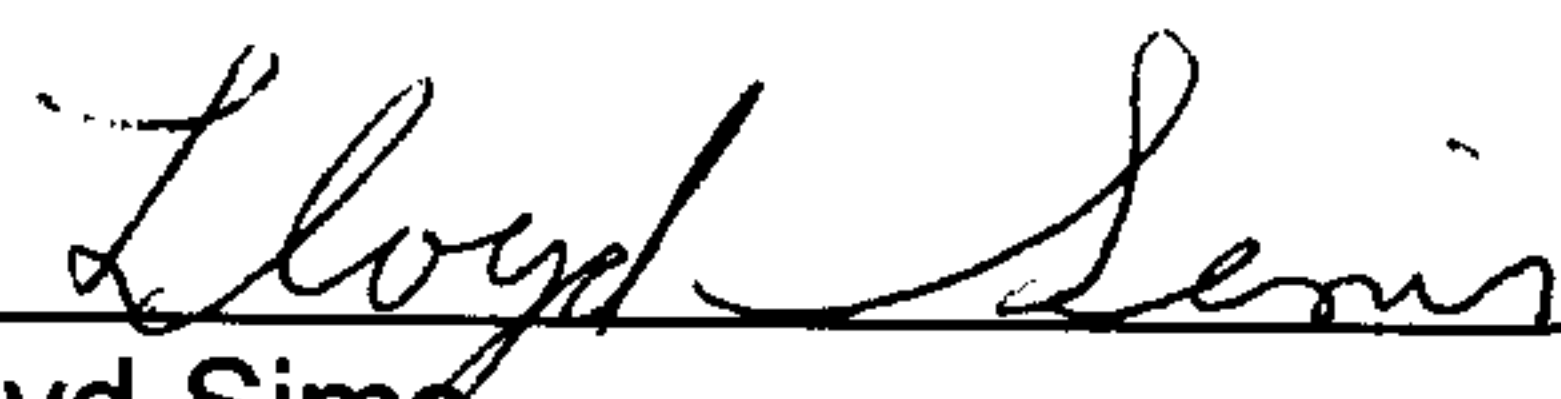
Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama; thence N89°44'29"W, a distance of 828.00'; thence S00°09'17"E, a distance of 254.68'; thence S89°51'46"W, a distance of 195.53' to the POINT OF BEGINNING of a easement for septic tank and fieldlines; thence S18°50'40"W, a distance of 83.58'; thence N89°49'30"E, a distance of 30.87'; thence S00°10'30"E, a distance of 40.00'; thence S89°49'30"W, a distance of 75.00'; thence N00°10'30"W, a distance of 40.00'; thence N89°49'30"E, a distance of 28.26'; thence N18°50'40"E, a distance of 83.59'; thence N89°51'46"E, a distance of 15.86' to the POINT OF BEGINNING.

SUBJECT TO any rights-of-way and/or easements that may be found in public records in the Office of the Judge of Probate in Shelby County, Alabama.

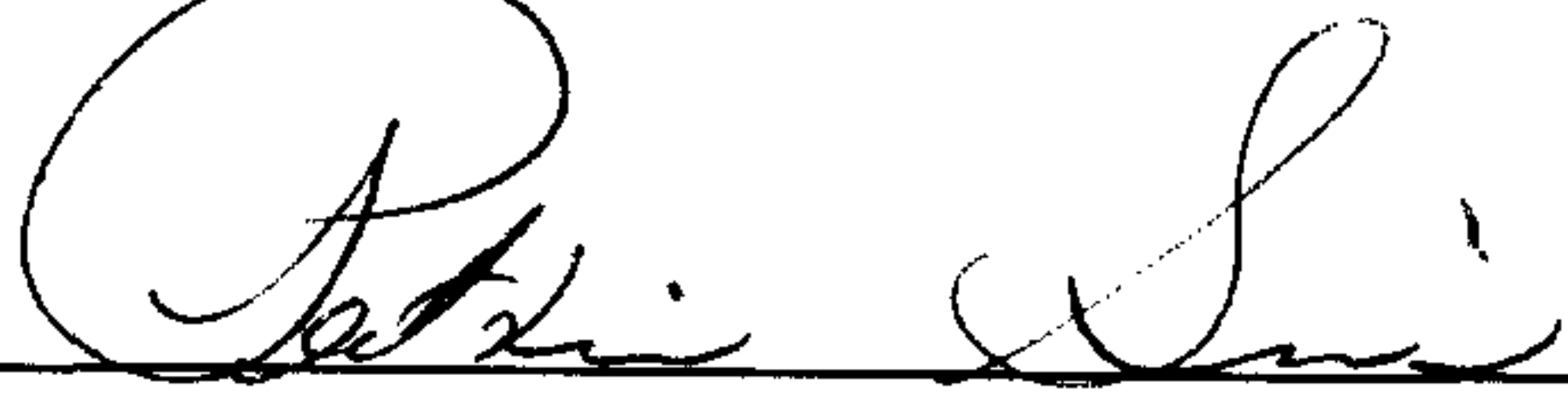
TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of 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 as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this _____
day of September, 2003.



Lloyd Sims

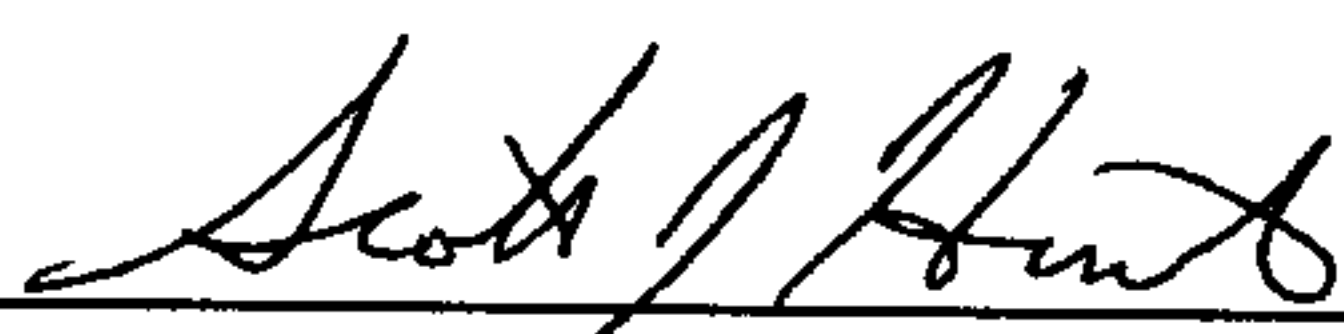


Patricia Sims

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Lloyd Sims and Patricia Sims, whose names 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 have executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this 15th day of September, 2003.



Notary Public
My Commission Expires: 04/06/04