

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Richard & Fanny Gosselin
2125 Sun Valley Rd
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20030917000625670 Pg 1/2 41.50
Shelby Cnty Judge of Probate, AL
09/17/2003 12:50:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED AND NO/00 (\$136,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jeff Boyette, and wife, Stormy Boyette (herein referred to as grantor)** bargain , sell and convey unto, **Richard B. Gosselin and Fanny G. Gosselin (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

\$109,200.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

\$20,475.00 of the above recited consideration was paid from a second mortgage recorded simultaneously herewith.

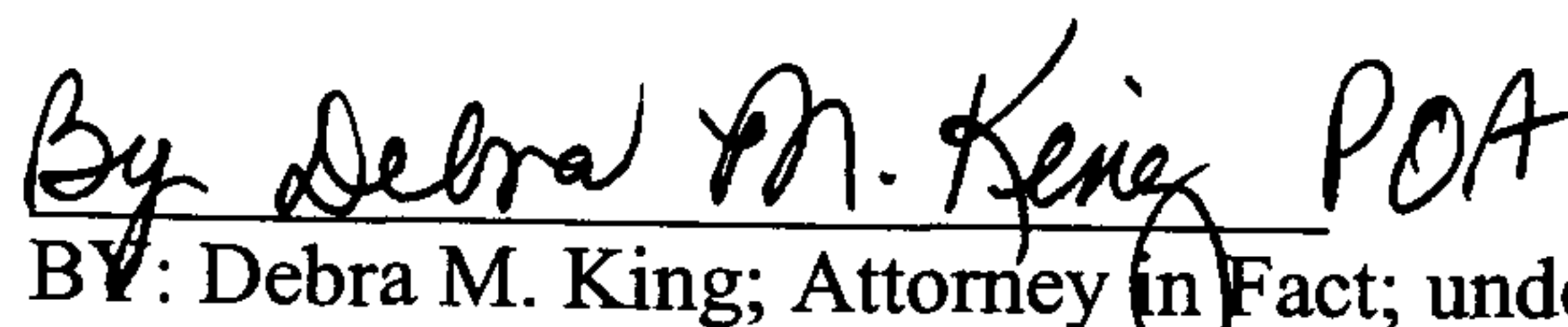
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of September, 2003.


Jeff Boyette


Stormy Boyette

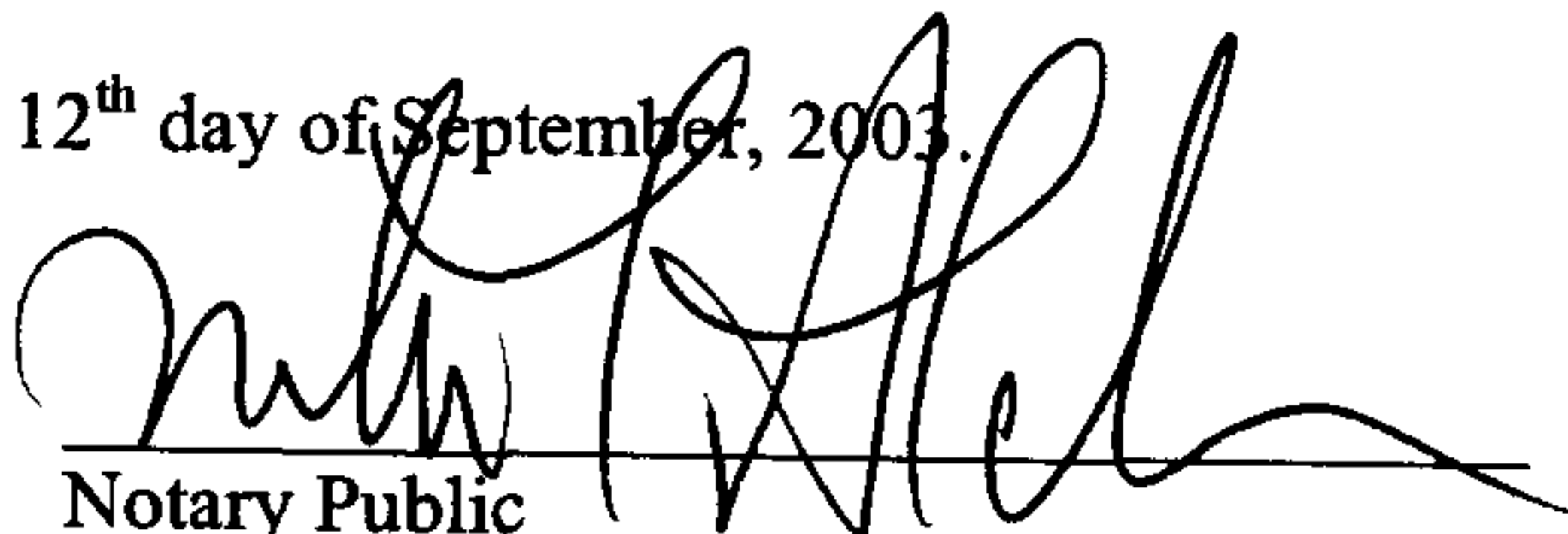

BY: Debra M. King; Attorney in Fact; under Power
Of Attorney Recorded in Instrument # *
In Probate Office of Shelby County, Alabama.
*Inst # 20030917000625650


BY Debra M. King, Attorney in Fact, under Power
Of Attorney Recorded in Instrument *
In Probate Office of Shelby County, Alabama.
*Inst # 20030917000625660

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Debra M. King, as Attorney in Fact for Jeff Boyette, and as Attorney in Fact for Stormy Boyette 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2003.


Notary Public

My commission expires: 10/16/04

Mike Atchison

EXHIBIT "A"
LEGAL DESCRIPTION

A part of Lot 16, according to the Map of Charles W. Mobley as recorded in Map Book 8, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence North 89 degrees 05 minutes 24 seconds East a distance of 41.58 feet to a fence corner; thence proceed along said fence line the following courses: North 02 degrees 42 minutes 52 seconds East, a distance of 769.83 feet to a fence corner; thence North 89 degrees 41 minutes 39 seconds West a distance of 40.66 feet to a fence corner; thence South 89 degrees 31 minutes 24 seconds West a distance of 14.93 feet to a 5/8" capped rebar set, said point also being the point of beginning of herein described parcel of land; thence south 69 degrees 27 minutes 31 seconds West a distance of 163.56 feet to a 5/8" capped rebar set; thence North 25 degrees 02 minutes 24 seconds West a distance of 212.91 feet to a 5/8" capped rebar set; thence North 89 degrees 23 minutes 15 seconds East a distance of 250.80 feet to a 5/8" capped rebar set; thence South 03 degrees 06 minutes 47 seconds West a distance of 138.39 feet to the point of beginning.