


This instrument was prepared by:
Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Al 35205

Send Tax Notices to:
M. Scott Reneau
Donna W. Reneau


20030922000637270 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
09/22/2003 14:32:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Four Hundred Fifty Thousand and No/100 (\$450,000.00)----- Dollars to the undersigned Grantor(s), **Edward L. Cates, a married man**, (herein referred to as Grantor(s), in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said **M. Scott Reneau and Donna W. Reneau**, (herein referred to as Grantee(s), the following described real estate, situated in Shelby County, Alabama to-wit:

**FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF BY REFERENCE:**

Subject to:


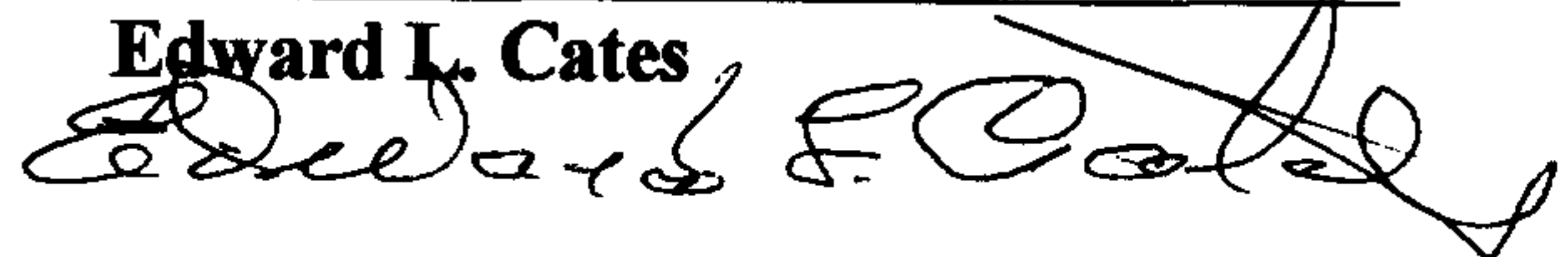
1. Advalorem taxes for the current tax year 2003.
2. Easements, restrictions and reservations of record.

**THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT
CONSTITUTE HIS HOMESTEAD OR THE HOMESTEAD OF HIS SPOUSE AS DEFINED BY CODE
SECTION 6-10-2.**

**\$450,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED
SIMULTANEOUSLY HERewith.**

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18 day of September, 2003.

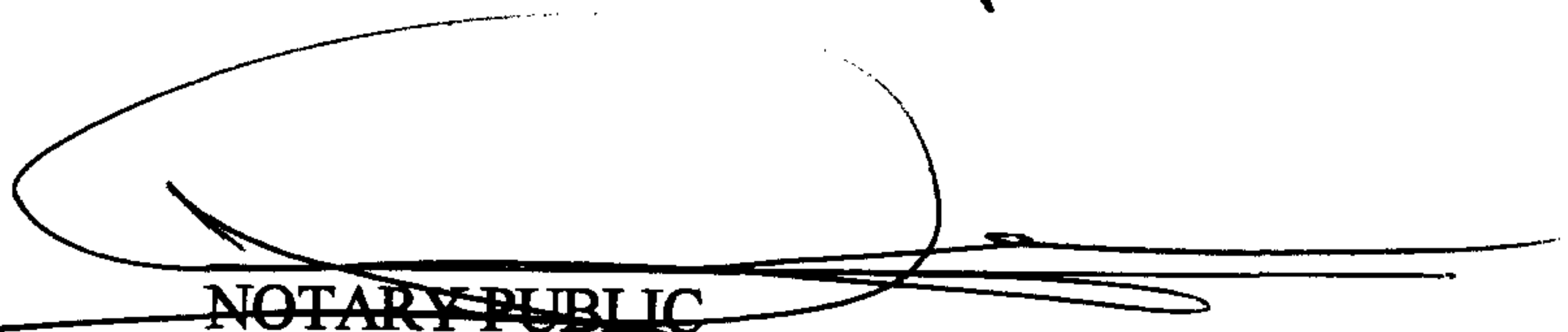

Edward L. Cates


STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Edward L. Cates, a married man** 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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 18 day of September, 2003.


NOTARY PUBLIC

My Commission Expires: 11-2-03

EXHIBIT "A"
LEGAL DESCRIPTION

20030922000637270 Pg 3/3 18.00
Shelby Cnty Judge of Probate, AL
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Commence at the southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 75 degrees 48 minutes 41 seconds West a distance of 2079.16 feet to the point of beginning; thence South 89 degrees 59 minutes 53 seconds West a distance of 106.56 feet to the easterly right of way of U.S. Highway 31; thence North 23 degrees 11 minutes 7 seconds West along said right of way a distance of 130.39 feet; thence North 27 degrees 0 minutes 43 seconds West along said right of way a distance of 160.85 feet; thence North 89 degrees 58 minutes 13 seconds East and leaving said right of way a distance of 230.94 feet; thence South 0 degrees 0 minutes 7 seconds East a distance of 263.28 feet to the point of beginning.

70 foot Ingress & Egress and Utility Easement:

Commence at the Southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 75 degrees 48 minutes 41 seconds West a distance of 2079.16 feet to the point of beginning of the southerly line of a 70 foot ingress, egress, and utility easement lying 70 foot north of and parallel to described line; thence South 89 degrees 59 minutes 53 seconds West a distance of 106.56 feet to the easterly right of way of U.S. Highway 31 and the end of said easement.

