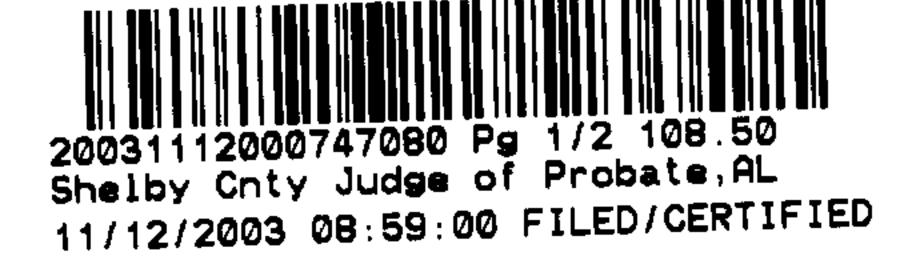
THIS INSTRUMENT PREPARED BY: Courtney Mason & Associates, P.C. 1904 Indian Lake Drive, Suite 100 Birmingham, Alabama 35244 GRANTEE'S ADDRESS: Sherri T. Mauter 167 Southledge Birmingham, Alabama 35242

STATE OF ALABAMA)	CORPORATION JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY)	



KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Seventy Thousand Eight Hundred Fourteen and 00/100 (\$470,814.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ken Underwood Classic Homes, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sherri T. Mauter and John M. Mauter, wife and husband** (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying

See attached legal description by exhibit "A".

and being in the County of SHELBY, State of Alabama, to-wit:

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$376,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Ken Underwood who is authorized to execute this conveyance, hereto set his signature and seal this the 7th day of November, 2003.

By: Ken Underwood, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ken Underwood, whose name as President of Ken Underwood Classic Homes, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of November, 2003.

NOTARY PUBLIC

My Commission Expires:

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

Ken Underwood Classic Homes, Ing.

-Exhibit "A"

Lot 1824, according to the Map of Highland Lakes, 18th Sector, Phase II, an Eddleman Community, as recorded in Map Book 30, page 105, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, A Residential Subdivision, as recorded in Inst. # 1994-07111 and amended in Inst. # 1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A Residential Subdivision, 18th Sector, Phase II, recorded as Inst. # 20021125000589270 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Mineral and mining rights excepted.