



THIS INSTRUMENT WAS PREPARED BY:

Clayton M. Ryan, Esq.
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Steven D. Shaw
906 Greymoor Cove
Birmingham, Alabama 35242

WARRANTY DEED

Joint Tenants with Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIFTY TWO THOUSAND DOLLARS--(\$252,000.00)**---to the undersigned grantor in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, **JOHN ROBERT MONTGOMERY and wife, JANIE STRICKLAND MONTGOMERY** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **STEVEN D. SHAW and JAMELLE K. SHAW**, as joint tenants, with the right of survivorship (hereinafter referred to as GRANTEEES) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 127, according to the Survey of Shoal Creek Subdivision, as recorded in Map Book 6, at Page 150, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

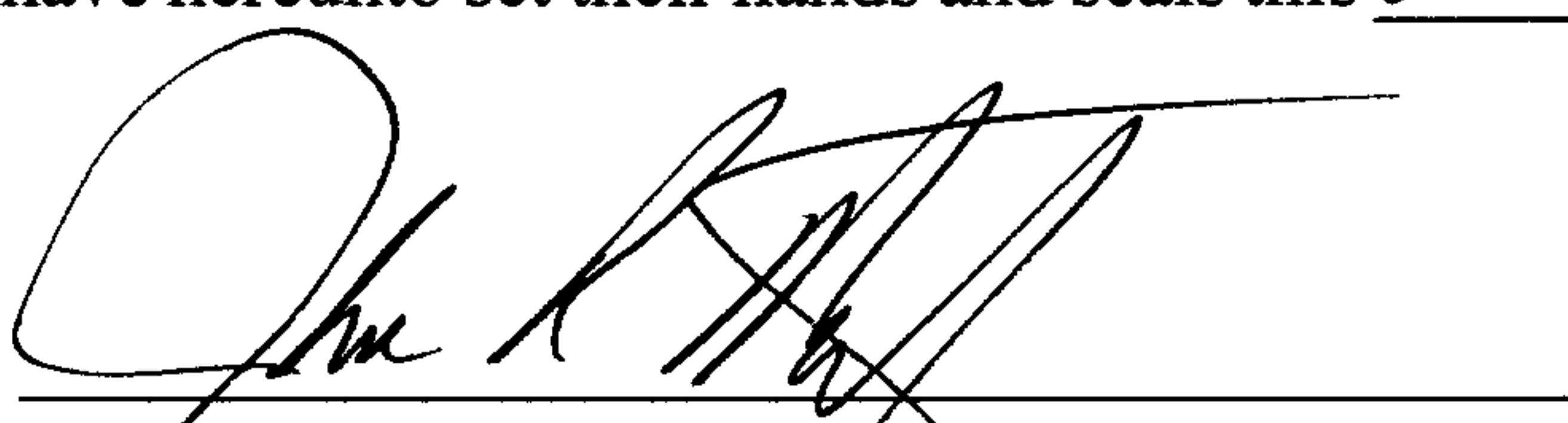
1. Taxes due in the year 2004 and thereafter.
2. Restrictions, easements and building lines as shown on the recorded plat.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including any release of damages, recorded in Deed Book 129, Page 294.
4. Rights granted Alabama Power Company in Deed Book 318, Page 588.
5. Right of way to Southern Bell Telephone and Telegraph Company recorded in Real Volume 306, Page 244.
6. Restrictions recorded in Misc. Volume 19, Page 861; Misc. Volume 23, Page 546; amended by Misc. Volume 23, Page 567; and further amended by Real Volume 370, Page 938.
7. Right of way, easements, and rights in connection therewith, granted to The Water Works Board of the City of Birmingham, as recorded in Deed Volume 301, Page 298.
8. Right granted to Alabama Power Company as recorded in Real 298, at Page 889.

9. Agreement with Alabama Power Company as recorded in Misc. Volume 26, Page 746 Misc. Volume 26, Page 848; Misc. Volume 21, at Page 855; Real 130, at Page 599 and Real 1031, at Page 516.
10. Right of way granted Alabama Power Company in Volume 308, Page 657; Real 133, Page 599; and Volume 318, Page 611.
11. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 356, Page 420.

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 the Grantors do for themselves, and for their heirs and assigns, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF Grantors, have hereunto set their hands and seals this 24th day of November, 2003.



JOHN ROBERT MONTGOMERY



JANIE STRICKLAND MONTGOMERY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **John Robert Montgomery and wife, Janie Strickland Montgomery**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this 24th day of November, 2003.

Anne Tancer
NOTARY PUBLIC
My Commission Expires: 7/9/2006
(SEAL)