

WARRANTY DEED

State of Alabama }
Shelby County }

To All To Whom These Presents Shall Come, Greetings :

Be it Known That in consideration of One Hundred Twenty-six Thousand Five Hundred and No/100 Dollars (\$126,500.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, Jeffrey M. Stern, a married man, (herein referred to as "Grantor"), has granted, bargained and sold and by these presents does *grant, bargain, sell* and *convey* unto James Richard Renninger and Marilyn Francine Renninger, (herein referred to as "Grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 78 and 79, according to the Survey of High Hampton, Sector 1, as recorded in Map Book 19, page 89 in the Office of the Judge of Probate in Shelby County, Alabama.

Also: Begin at the Northeast corner of Lot 79, according to the Survey of High Hampton, Sector 1, as recorded in Map Book 19, page 89, in the Office of the Judge of Probate in Shelby County, Alabama; thence run South 10 degrees 38 minutes 48 seconds West along the projected east line of said Lot 79 for a distance of 401.03 feet; thence run South 75 degrees 45 minutes 51 seconds East for a distance of 333.08 feet; thence run North 0 degrees 54 minutes 59 seconds West for a distance of 461.09 feet; thence run North 86 degrees 26 minutes 38 seconds West for a distance of 241.85 feet to the point of beginning.

The above described property is conveyed subject to a non-exclusive perpetual easement for ingress, egress, utility and drainage that is more particularly described as follows: Commence at the Northwest corner of Lot 79, according to the Survey of High Hampton, Sector 1, as recorded in Map Book 19, page 89, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning; thence run South 86 degrees 26 minutes 38 seconds East along the north line of said Lot 79 for a distance of 349.13 feet; thence run South 71 degrees 52 minutes 07 seconds West for a distance of 135.30 feet; thence run North 86 degrees 26 minutes 38 seconds West for a distance of 85.63 feet; thence run North 66 degrees 29 minutes 49 seconds West for a distance of 146.56 feet to the easterly right of way of Hampton Drive and the point of beginning.

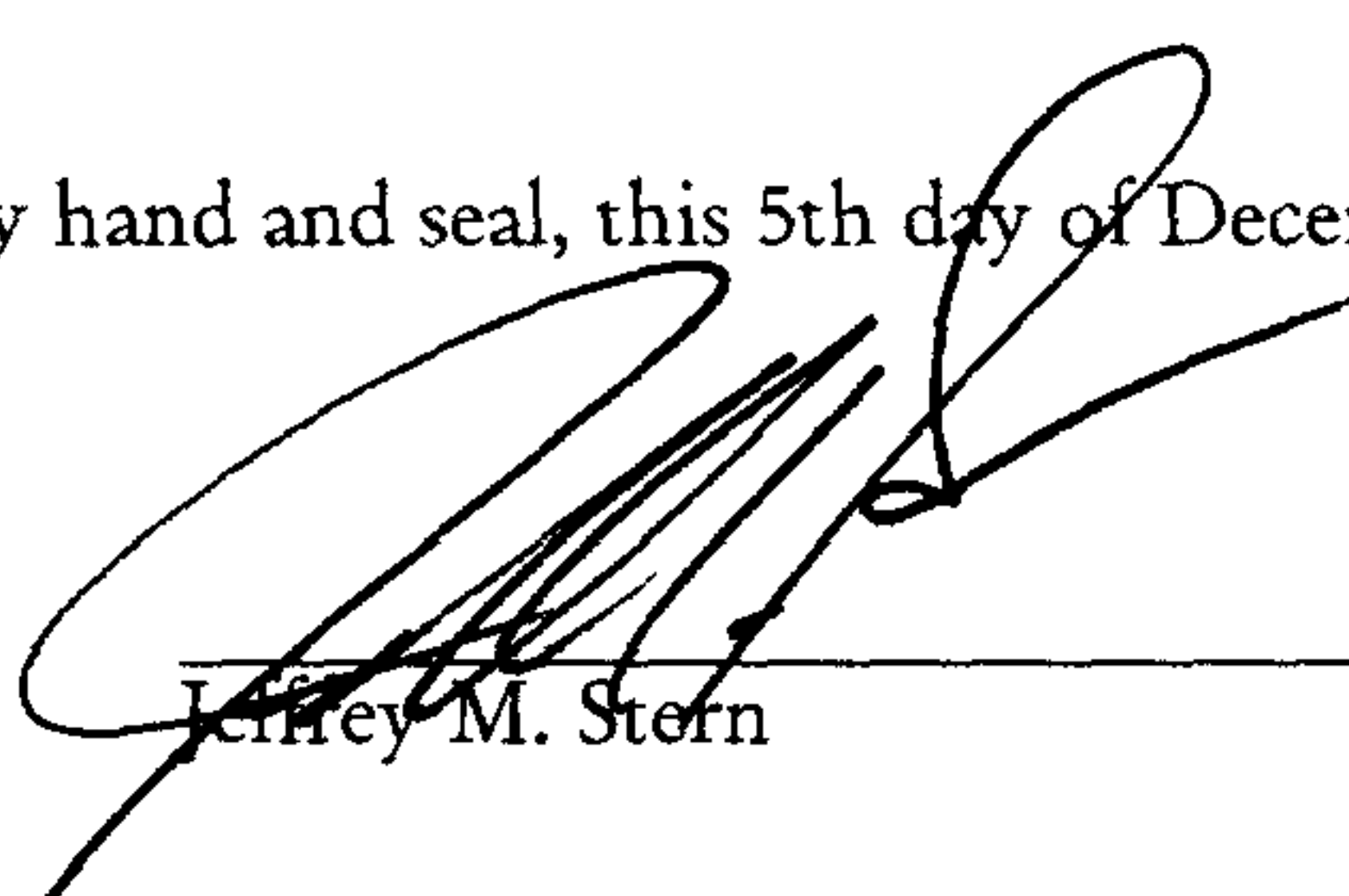
Subject to advalorem taxes for the years 2004, and thereafter; easements, restrictions, covenants, and rights of way of record.

Grantor warrants that no part of the property conveyed herein constitutes homestead.

Grantees' address is 2162 Rocky Ridge Ranch Road, Birmingham, Alabama 35216.

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. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, I have hereunto set my hand and seal, this 5th day of December, 2003.

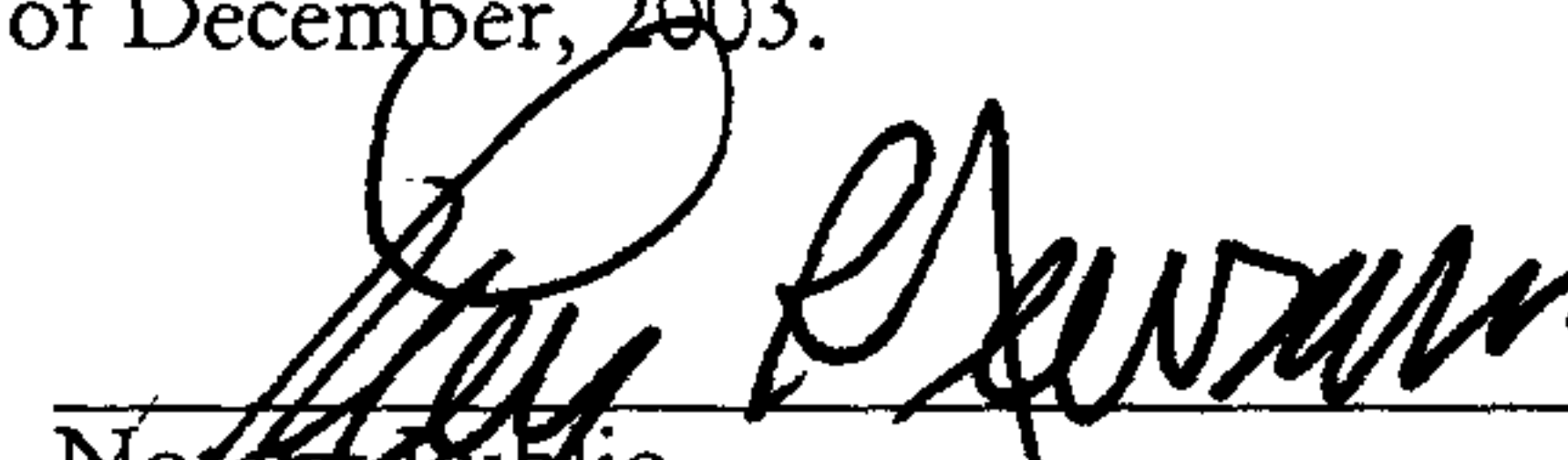


Jeffrey M. Stern (Seal)

State of Alabama)
Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeffrey M. Stern, 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 this 5th day of December, 2003.



Notary Public
My commission expires: 1-2-04

This instrument was prepared by:
Larry R. Newman, Attorney at Law
300 Office Park Drive, Suite 105, Birmingham, Alabama 35223