

Document Prepared By:
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1707 29th Court South
Birmingham, Alabama 35209

Send Tax Notice To:
Robert Duke
4027 Milners Crescent
Birmingham, Alabama 35242

GENERAL WARRANTY DEED-Joint Tenants with Rights of Survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY }

THAT IN CONSIDERATION OF **Three Hundred Sixty-Six Thousand Four Hundred Fifty Dollars**** (\$366,450.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,

James E. Czap and Erica C. Czap, a married couple

(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto

Robert W. Duke and Nikki H. Duke

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in Shelby County, Alabama to wit:

Lot 153, according to the 1st Amended Plat of Greystone Farms Milner's Crescent Sector-Phase 1, as recorded in Map Book 19, Page 140, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

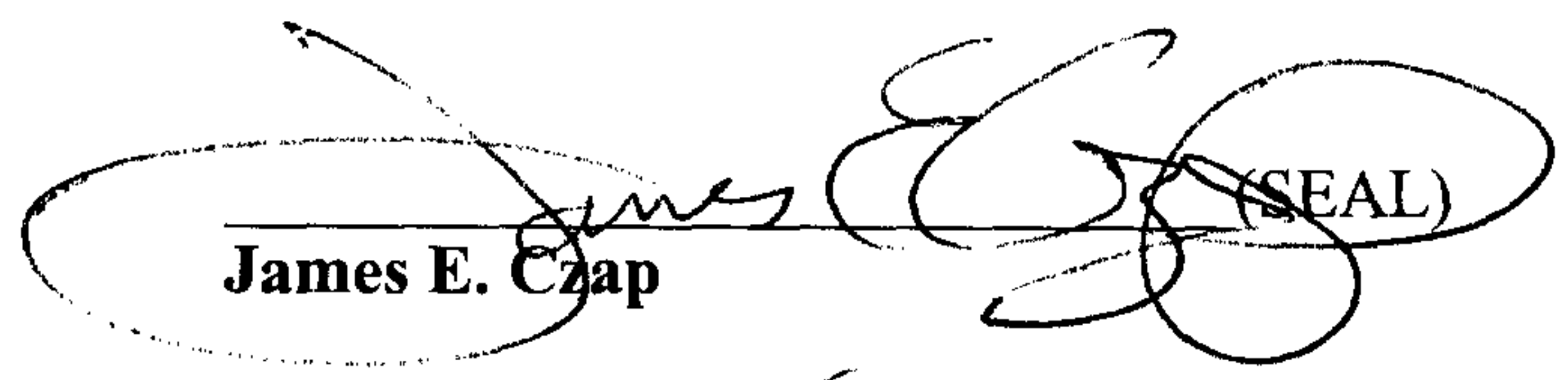
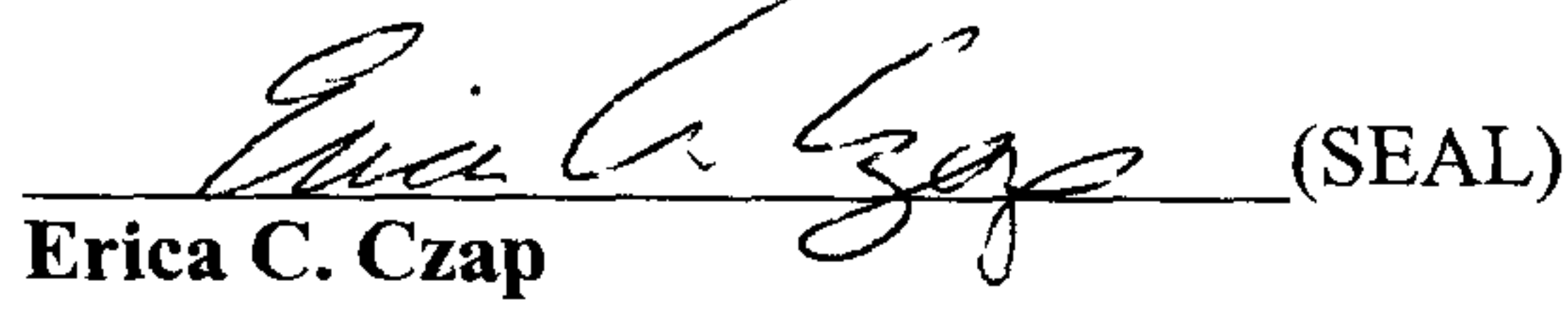
\$293,150.00 of the above consideration above paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this 3rd day of December, 2003.

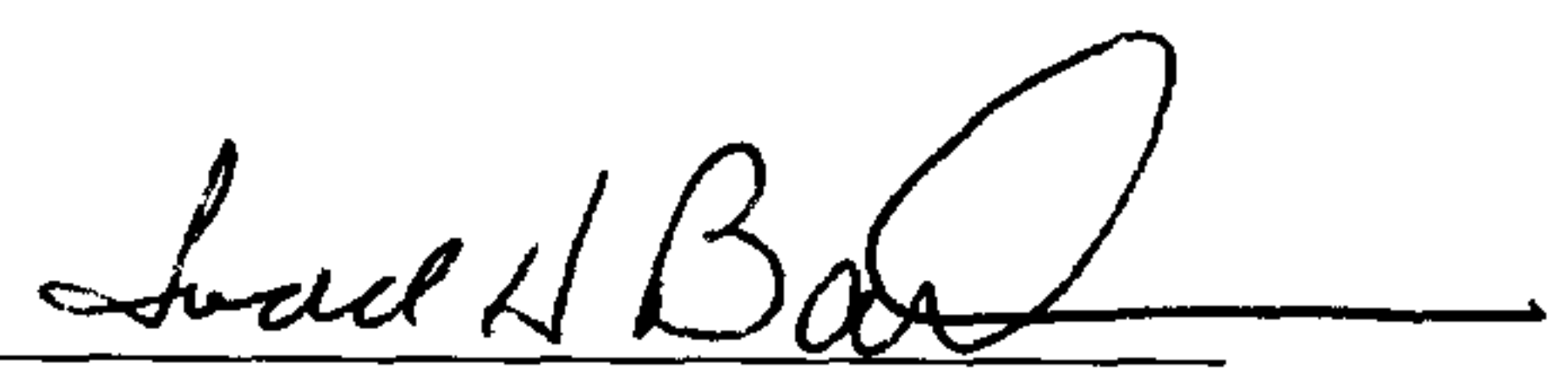
GRANTOR(S)

 (SEAL)
James E. Czap
 (SEAL)
Erica C. Czap

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public in for and said State, hereby verify that **James E. Czap and Erica C. Czap** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledge before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 3rd day of December, 2003.


Notary Public
My commission expires: 02/20/05