

This document prepared by:
Stuart Y. Johnson, L.L.C.
4 Office Park Circle, Ste. 112
Birmingham, AL 35223

Send Tax Notice To:
William A. Thagard
412 Oak Glen Lane
Birmingham, AL 35244

Mtg amt: \$75,000.00

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred and Eighty-Seven Thousand and 00/100 Dollars (\$187,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, SAMUEL L. BOROUGHS and his wife, KIMBERLY G. BOROUGHS (herein referred to as GRANTOR) do hereby grant, bargain, sell and convey unto WILLIAM A. THAGARD and CANDICE C. THAGARD, husband and wife (herein referred to as GRANTEE(S)), as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY County, Alabama:

Lot 53, according to the Survey of Oak Glen First Sector, as recorded in Map Book 9, Page 104, in the Probate Office of Shelby County, Alabama.

(\$75,000.00) of the above consideration is from a first mortgage filed simultaneously with this deed.

Subject to all matters of public record including but not limited to easements, agreements, restrictions, covenants, and/or rights-of-way and subject to any and all matters visible by a survey of the property conveyed herein. Title to all minerals within and underlying the premises, together with all mining rights and release of damages are not warranted herein.

Subject to 2004 Property Taxes and subsequent years which are not yet due and payable.

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

Signed and dated this 8th day of December, 2003

Samuel L. Boroughs
SAMUEL L. BOROUGHES
Kimberly G. Boroughs
KIMBERLY G. BOROUGHES

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that SAM L. BOROUGHES and his wife, KIMBERLY G. BOROUGHES, whose names is/are signed to the foregoing conveyance and who is/are 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 seal this 8th day of December, 2003

Stuart Y. Johnson
NOTARY PUBLIC:
My commission expires: 3/6/07

