

This Instrument Prepared By:

Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 312
Hoover, Alabama 35244

Send Tax Notice To:

Richard Sweeney
5001 Eagle Valley Trail
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Twelve Thousand Dollars and No/100 (\$312,000.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged,

PMI MORTGAGE INSURANCE, COMPANY

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

RICHARD SWEENEY and P. COLLEEN T. SWEENEY

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in a SHELBY COUNTY, ALABAMA, to-wit:

LOT NUMBER ONE THOUSAND FOUR HUNDRED NINE (1409), EAGLE POINT, 14TH SECTOR, according to plat thereof recorded in Map Book 26, Page 34, of the records in the office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. All assessments and taxes for the year 2003 and all subsequent years.
2. Restrictions, covenants and easements of record.

\$275,000 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship; 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

does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, the said Grantor, AVIVA BUSH, DOC. CONTROL OFFICER who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10TH day of DECEMBER, 2003.

ATTEST:

[Signature]
DENNIS COOK, DOC. CONTROL OFFICER
Fairbanks Capital Corp. as Attorney in Fact

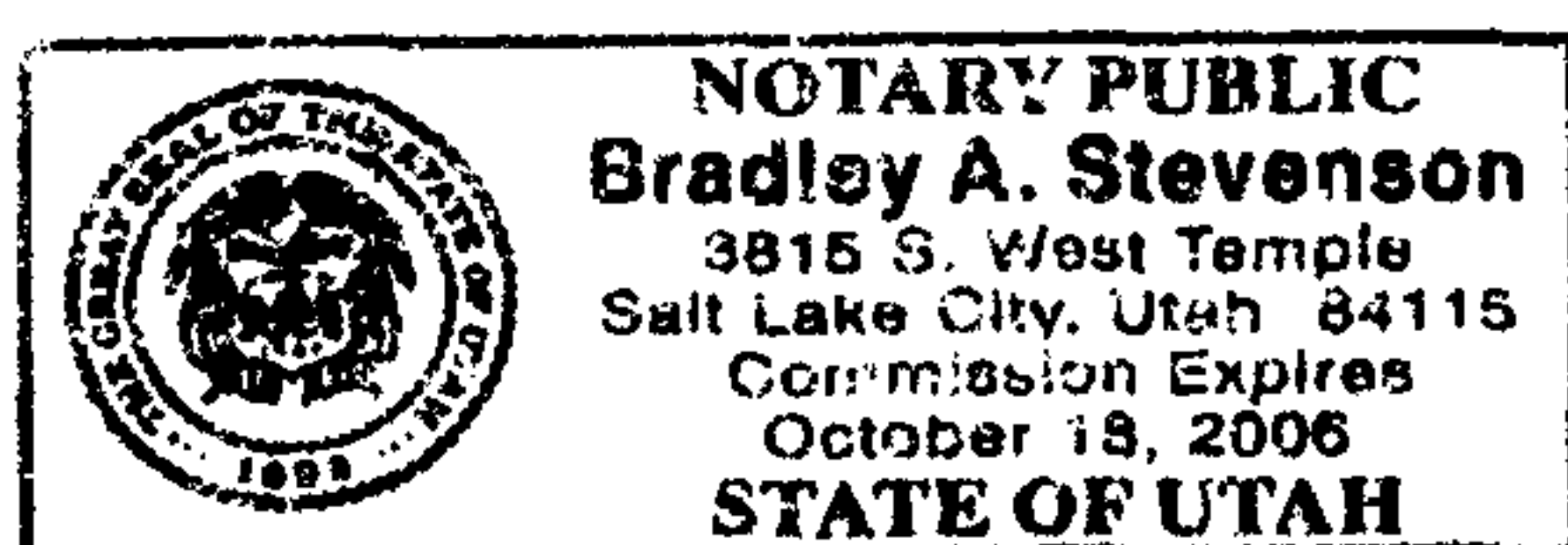
[Signature]
PMI MORTGAGE INSURANCE, ~~COOR~~ COMPANY

By: [Signature]
Its: AVIVA BUSH, DOC. CONTROL OFFICER
Fairbanks Capital Corp. as Attorney in Fact

STATE OF UTAH)
COUNTY OF SALT LAKE

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that AVIVA BUSH, DOC. CONTROL OFFICER, whose name as _____ of PMI * MORTGAGE INSURANCE, ~~COOR~~, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.
*COMPANY

Given under my hand and official seal, this the 10TH day of DECEMBER, 2003.



[Signature]
Notary Public
My Commission Expires: _____