


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
George Kevin Jackson
800 North Horton Road
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20040102000001620 Pg 1/2 15.50
Shelby Cnty Judge of Probate,AL
01/02/2004 11:30:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY-THREE THOUSAND DOLLARS AND NO/00 (\$83,000.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Louis M. Atkinson and wife, Sherry M. Atkinson (herein referred to as grantor)** bargain , sell and convey unto, **George Kevin Jackson and Regina L. Jackson (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached for Legal Description.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

\$81,717.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of December 2003.



Louis M. Atkinson

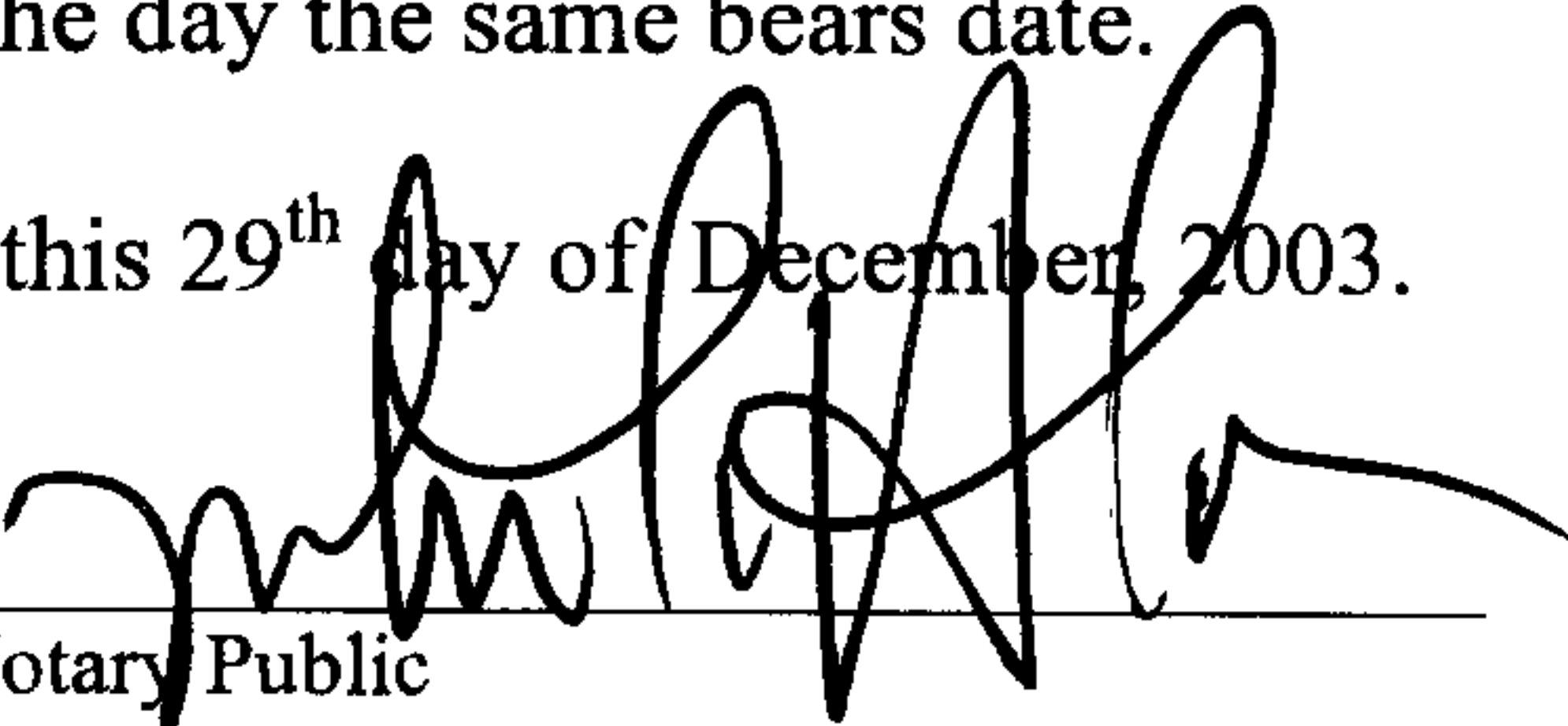


Sherry M. Atkinson

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Louis M. Atkinson and wife, Sherry M. Atkinson, whose name(s) 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 they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2003.



Notary Public

My commission expires: 10-16-04

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 22, Township 21 South, Range 1 East, being a part of the same land described in a deed to Louis M. and Sherry M. Atkinson, recorded in Deed Book 341, at Page 62, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows: Commencing at an axle found for the Northeast corner of said Section 22; thence South 58 degrees 04 minutes 59 seconds West a distance of 3392.20 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler CA 0502", on the Southeast right of way of County Road 61 and the point of beginning; thence South 21 degrees 45 minutes 31 seconds West a distance of 212.70 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler CA 0502"; thence South 64 degrees 57 minutes 09 seconds West a distance of 69.82 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler CA 0502", on the Northeast right of way of Horton Loop Road; thence along a curve to the left, in said right of way, having a radius of 262.67 feet and a chord bearing of North 44 degrees 22 minutes 13 seconds West, an arc length of 90.44 feet to a point; thence North 54 degrees 14 minutes 04 seconds West along said right of way a distance of 87.62 feet to a point; thence along a curve to the right, in said right of way, having a radius of 273.32 feet and a chord distance of North 48 degrees 12 minutes 14 seconds West, an arc length of 57.54 feet to a point; thence North 64 degrees 58 minutes 51 seconds East, a distance of 177.22 feet to the point of beginning. According to survey of Sid Wheeler, RLS #16165, dated November 9, 1999.

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