



This instrument prepared by:
Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
MICHAEL C. AMATO
KIMBERLY AMATO
5205 KIRKWALL LANE
BIRMINGHAM, AL 35242

FILE #S03527

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED FIFTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$254,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, BRUCE B. GREENBERG and KATHERINE GRIFFIS GREENBERG, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MICHAEL C. AMATO AND KIMBERLY AMATO (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 30, BLOCK 2, ACCORDING TO THE SURVEY OF KIRKWALL, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 6, PAGE 152 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2004.
2. Easements, restrictions, covenants and reservations of record.

BRUCE GREENBERG AND BRUCE B. GREENBERG ARE ONE AND THE SAME PERSON.

\$229,410.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this
15th day of December, 2003.

+ Bruce B. Greenberg
By: Jeff A. O'Neal
His Attorney in Fact (SEAL)

BRUCE B. GREENBERG

+ Katherine Griffis Greenberg
By: Jeff A. O'Neal
Her Attorney in Fact (SEAL)

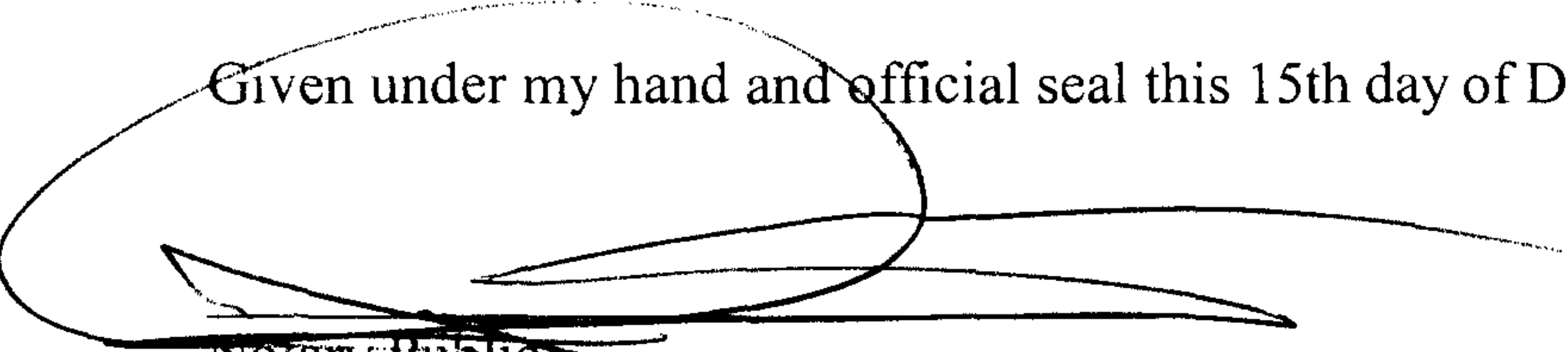
KATHERINE GRIFFIS GREENBERG

STATE OF ALABAMA

JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JEFF O'NEAL whose name as Attorney in Fact for BRUCE B. GREENBERG AND KATHERINE GRIFFIS GREENBERG, HUSBAND AND WIFE, 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, and with full authority as said Attorney in Fact, HE executed the same for and as the act of Bruce B. Greenberg and Katherine Griffis Greenberg.

Given under my hand and official seal this 15th day of December, 2003.


Notary Public
ANTHONY D SNABLE
My commission expires 11/02/07