

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
RAYMOND D. HOWARD and wife, DARLENE HOWARD
2785 EASTERN VALLEY ROAD
LEEDS, ALABAMA 35094

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, JOHNNY WAYNE DAVIS, a married man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto RAYMOND D. HOWARD and wife, DARLENE HOWARD, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A part of Lot 19, according to the survey of Jessica Ingram Subdivision, as recorded in Map Book 3, page 54, in the Probate Office of Shelby County, Alabama, in the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 18 South, Range 1 West, being more particularly described as follows: Commence at the Northeast corner of Lot 19 of Jessica Ingram Subdivision, as recorded in Map Book 3, page 54, in the Probate Office of Shelby County, Alabama; thence run westerly along the north line thereof for 1093.80 feet to the point of beginning; thence continue last described course for 36.22 feet; thence 77 degrees 44 minutes 04 seconds left and run 168.85 feet to the Southerly line of said Lot 19; thence 102 degrees 15 minutes 56 seconds left run Easterly along said South line for 42.65 feet; thence 79 degrees 53 minutes left run northeasterly 167.60 feet to the point of beginning; being situated in Shelby County, Alabama. Containing 1.05 acres.

SUBJECT TO:

1. Taxes for the year 2004, which are a lien but not yet due and payable until October 4, 2004.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 142, Page 329,; Deed 112, Page 132 and Deed 112, Page 133 in the Probate Office.
3. Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Real 17, Page 967 in the Probate Office.
4. Easements as to sanitary sewer as shown by instrument recorded in Inst. No. 1996-20235 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 327, Page 553 and Deed 32, Page 183 and Deed 140, Page 166 in the Probate Office.
6. 15 feet on the Northerly side for road as set out in Deed 339, Page 685 and Inst. No. 1995-22500 in the Probate Office.

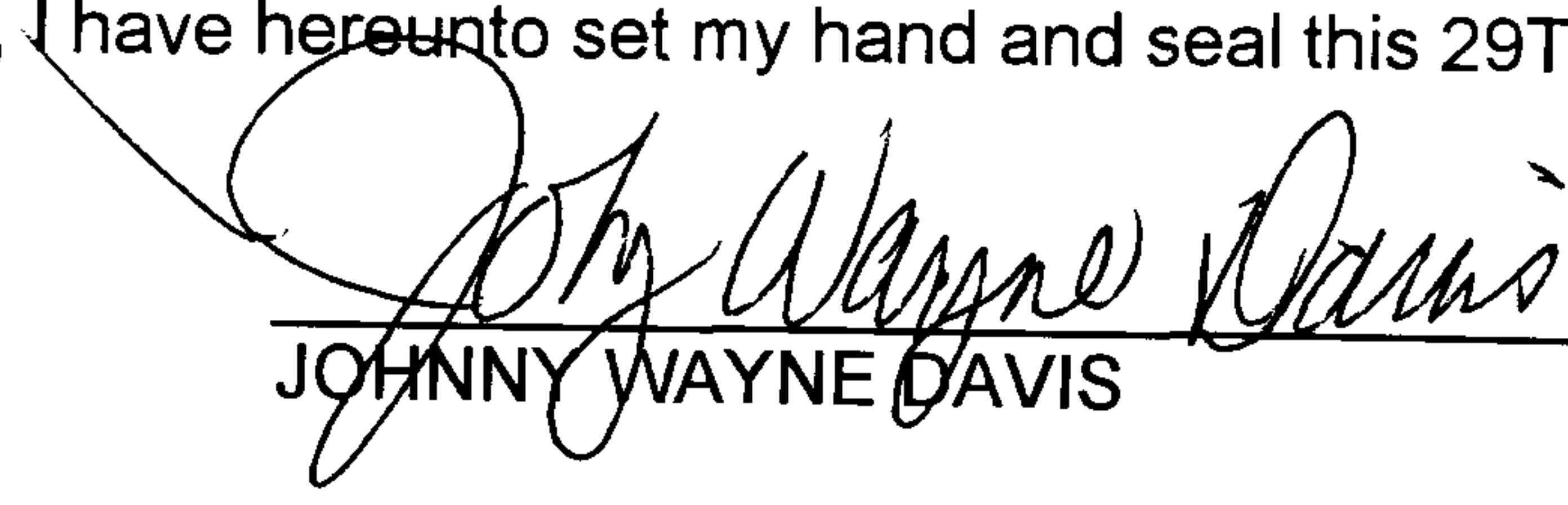
THE HEREIN ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREIN ABOVE NAMED GRANTOR AND HIS SPOUSE.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that

I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs 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 JANUARY, 2004.

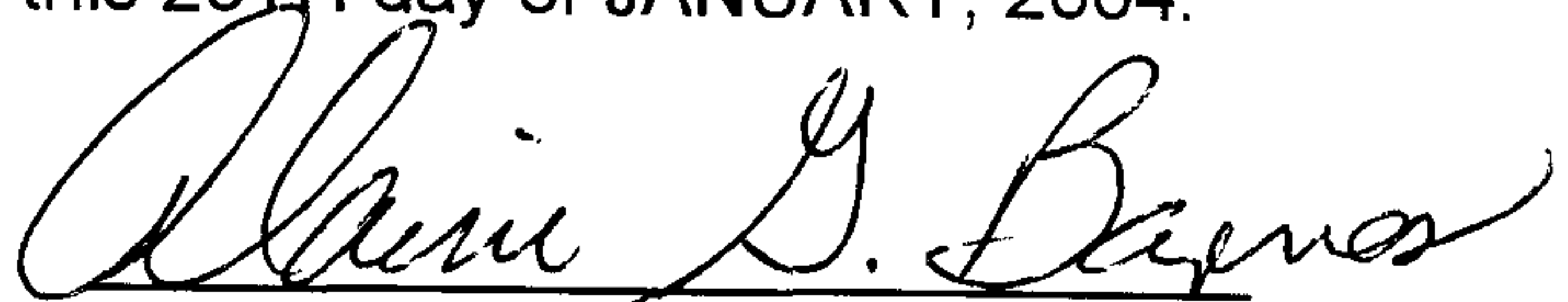

JOHNNY WAYNE DAVIS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JOHNNY WAYNE DAVIS, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29TH day of JANUARY, 2004.



NOTARY PUBLIC

My Commission Expires: 10/31/2007