

Send tax notice to:
Ben Allen Tamburello
4075 Milner's Crescent
Birmingham, Alabama 35242

This instrument prepared by:
Joseph C. Kreps
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four hundred fifteen thousand and no/100 Dollars (\$415,000.00), in hand paid to the undersigned, Dee C. Martin f/k/a Dee C. Smith and husband, Kenneth E. Martin (hereinafter referred to as the "Grantor") by Ben Allen Tamburello, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit::

LOT 27 ACCORDING TO THE SURVEY OF 1ST AMENDED PLAT OF GREYSTONE FARMS, MILNER'S CRESCENT SECTOR, PHASE I AS RECORDED IN MAP BOOK 19, PAGE 140, SHELBY COUNTY, ALABAMA RECORDS.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2004.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat and listed on the Alabama Real Estate Title Center's Title Commitment dated January 20, 2004, Commitment No. 200400104RE.

Dee C. Martin and Dee C. Smith are one and the same person.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 30TH day of JANUARY, 2004.

Dee C. Martin
Dee C. Martin f/k/a Dee C. Smith

Kenneth E. Martin
Kenneth E. Martin

STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dee C. Martin and husband, Kenneth E. Martin, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of JANUARY,
2004.



Notary Public

[NOTARIAL SEAL]

My Commission expires: