

This instrument prepared by:
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
Dan Griffiths
123 Lake Lane
Alabaster, Alabama 35007

WARRANTY DEED
Joint Tenants With Right of Survivorship


20040219000086360 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/19/2004 11:19:00 FILED/CERTIFIED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of **One Hundred Eighteen Thousand Nine Hundred Dollars and 00/100 Dollars (\$118,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

Kenneth Garner and Amy Garner, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Dan Griffiths and Robin Griffiths

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

For Legal Description See Attached Sheet Marked Exhibit "A"

Subject to: (1) 2004 ad valorem taxes not yet due and payable;
(2) all mineral mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions covenants and encumbrances of record.

\$118,900.00 of the consideration was paid from a mortgage loan closed 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.

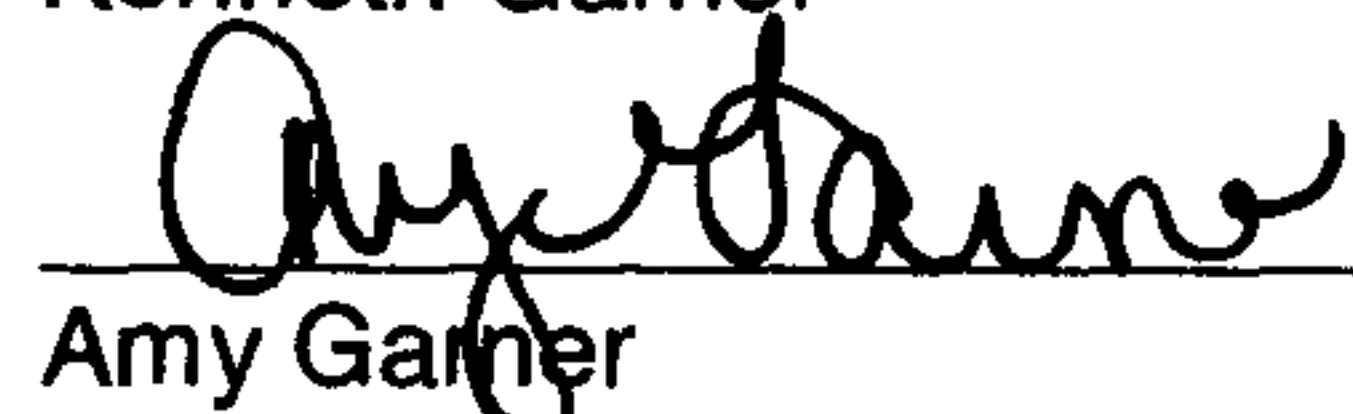
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have set our/my hand(s) and seal(s), this 17th day of February, 2004.

_____(Seal)


Kenneth Garner (Seal)

_____(Seal)


Amy Garner (Seal)

_____(Seal)

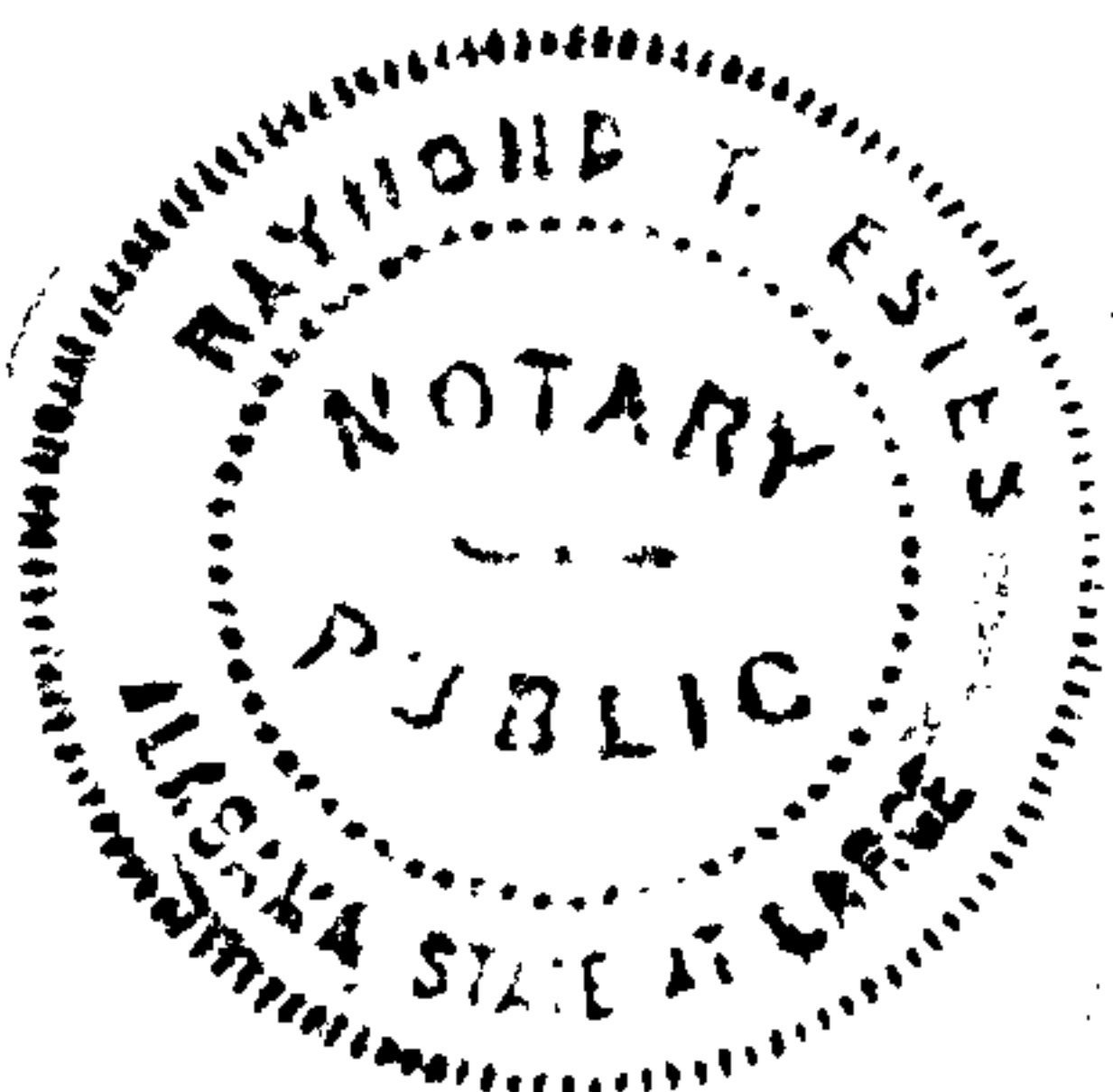
_____(Seal)

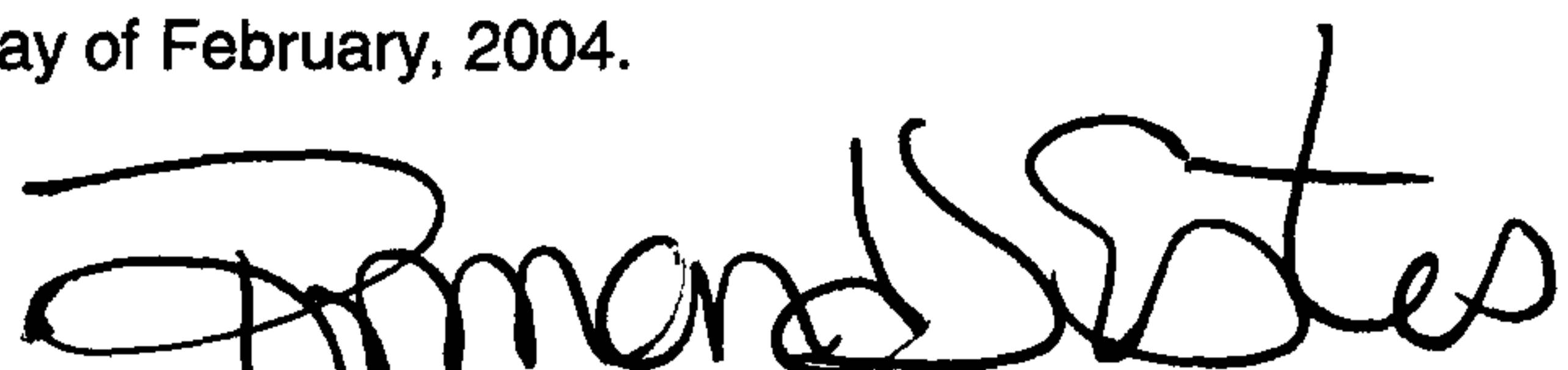
STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Garner and Amy Garner, Husband and Wife 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2004.




Notary Public -

My Commission Expires: 02/11/07

EXHIBIT "A"

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 - N.E. 1/4 SECTION 36, T 20 SOUTH, RANGE 3 WEST, AND RUN NORTH ALONG THE WEST LINE OF SAID QUARTER QUARTER A DISTANCE OF 472.83' TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 107.00' TO A POINT, THENCE TURN 89°19'52" RIGHT AND RUN EASTERLY A DISTANCE OF 101.74' TO A POINT, THENCE TURN 90°36'56" RIGHT AND RUN SOUTHERLY A DISTANCE OF 107.00' TO A POINT, THENCE TURN 89°23'06" RIGHT AND RUN WESTERLY A DISTANCE OF 101.84' TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.