

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of
\$ 155,000.00 to the undersigned Grantor(s),
Richard M. Rushton and Wife, Debbie L. Rushton,
in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said
Grantor(s) does by these presents, grant, bargain, sell and convey unto
Troy C. Reeves and Valerie H. Reeves
(herein referred to as "Grantees") the following described real estate, situated in Shelby
County, Alabama, to-wit:

Lot 1, Block 6, according to the Survey of Cahaba Valley
Estates, 7th Sector, as recorded in Map Book 6, Page 82,
in the Probate Office of Shelby County, Alabama.

Address of Property: 701 Valley View Road
Pelham, AL 35124

Described property to become the homestead of Grantees.

Subject to taxes for the year 2004 and subsequent years, easements, restrictions, reservations,
rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$ 115,000.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees 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 of reversion. And said Grantor(s) does
for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully
seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to
sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and
defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance,
has hereto set its signature and seal this the 17 day of February, 20 04.

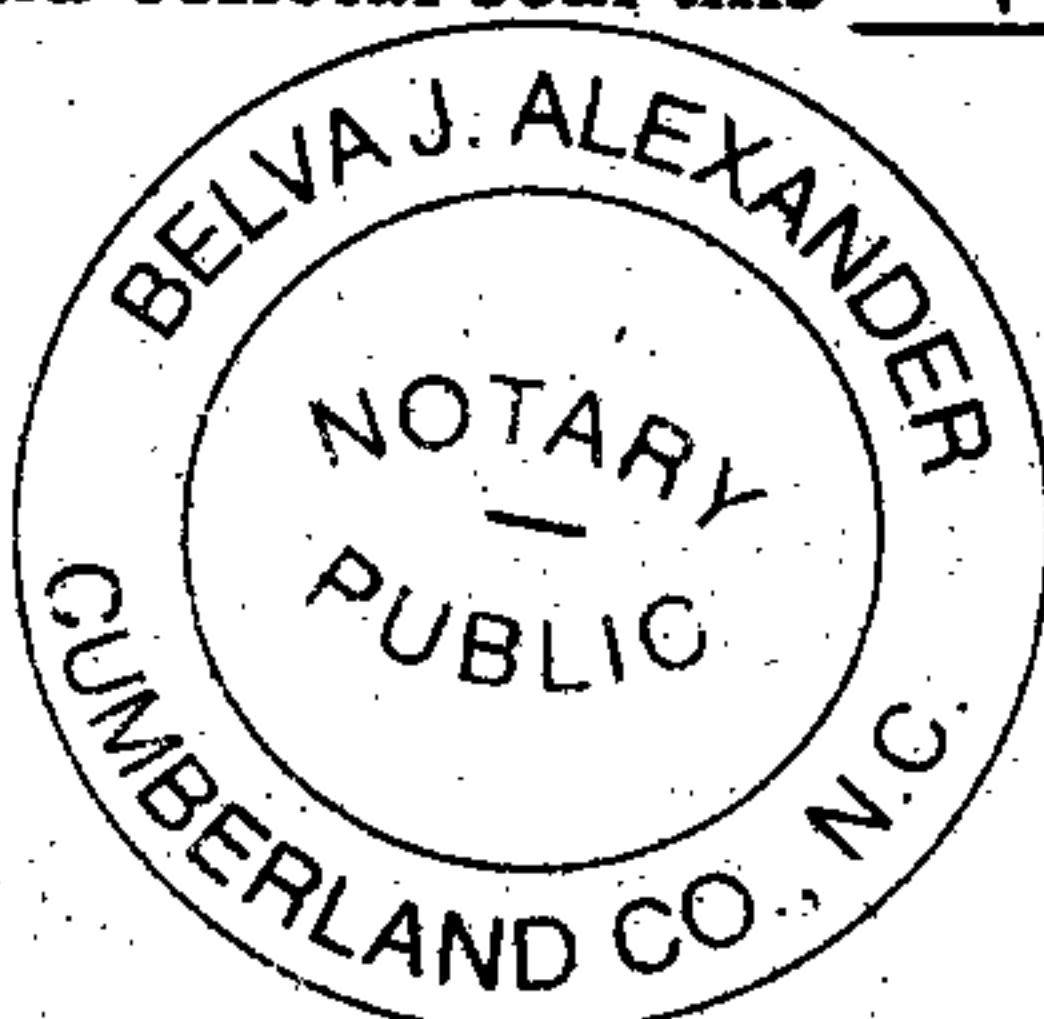
By: *Richard M. Rushton*
Grantor
Richard M. Rushton

Debbie L. Rushton
Grantor
Debbie L. Rushton

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Richard M. Rushton and Wife, Debbie L. Rushton,
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 17 day of February, 2004.



Belva J. Alexander
Notary Public

Commission Expires: 6-13-2005

This Instrument Prepared By:
Kevin Hays and Associates, PC
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:

Troy C. Reeves
Valerie H. Reeves
701 Valley View Road
Pelham, AL 35124