

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
James D. Keller, Jr.
131 Cedar Cove Drive
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, MICKY L. BELL and LINDA K. BELL, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto JAMES D. KELLER, JR., (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

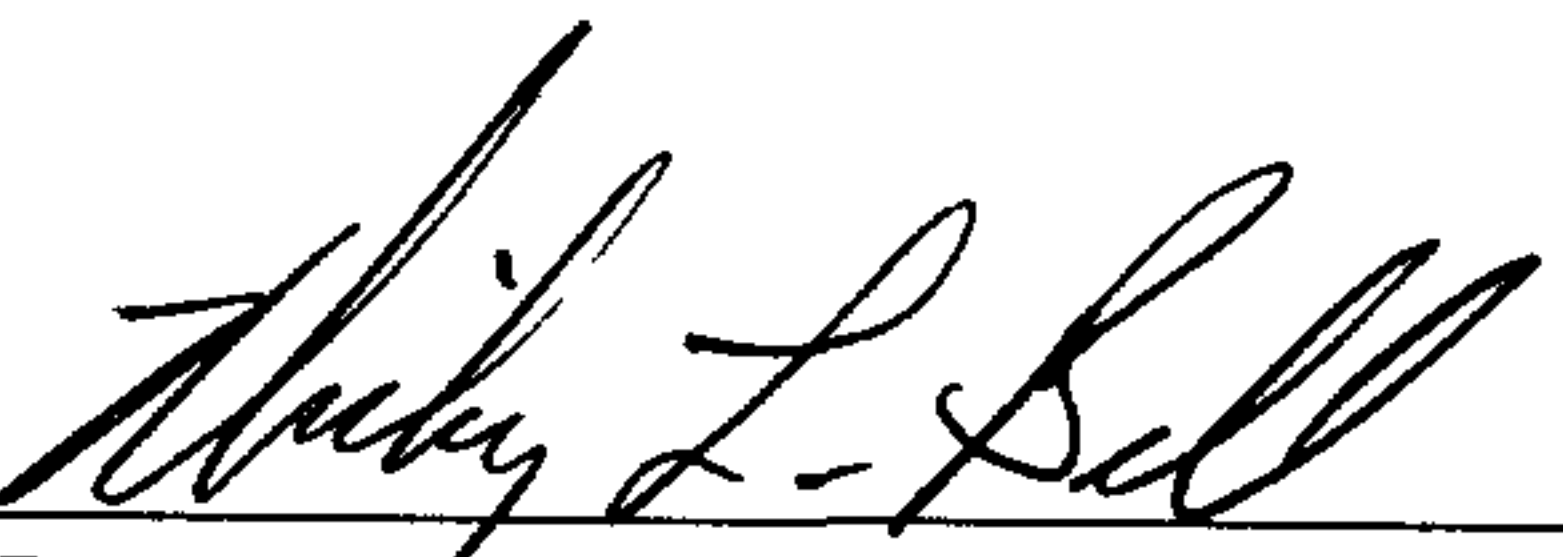
Lot 18, Block 3, according to the Survey of Cedar Cove, Phase III, as recorded in Map Book 10, page 34, in the Probate Office of Shelby County, Alabama.

One Hundred Forty Eight Thousand 00/100 Dollars (\$148,000.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

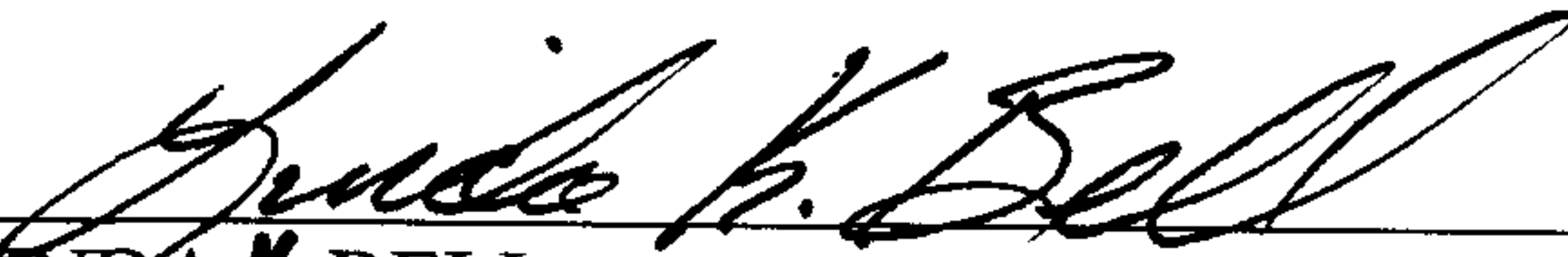
Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

Dated this the 26th day of February, 2004.



MICKY L. BELL

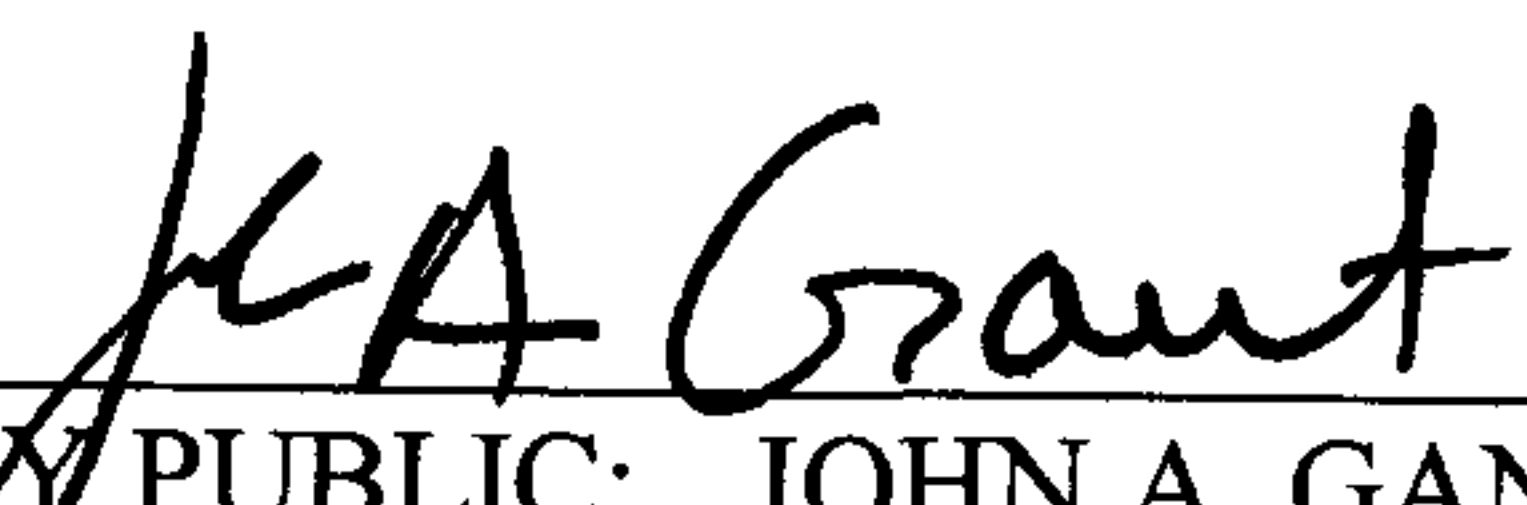


LINDA K. BELL

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that MICKY L. BELL and LINDA K. BELL, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of February, 2004.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/05