

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THREE TWENTY FOUR THOUSAND AND NO/100 DOLLARS (\$324,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, **FRANK J. STRANGIS and spouse, SUSAN STRANGIS**, (GRANTORS) do grant, bargain, sell and convey unto **JAMES B. WARREN and spouse, JULIA D. WARREN**(GRANTEEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 33 ACCORDING TO THE SURVEY OF VALLEY BROOK PHASE IV AS RECORDED IN MAP BOOK 14, PAGE 84 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. ADVALOREM TAXES DUE OCTOBER 1, 2004.
2. BUILDING SETBACK LINES AND EASEMENTS AND RELEASE OF DAMAGES AS TO LIMESTONE SINKS AS SHOWN ON RECORD MAP.
3. RIGHT OF WAY TO ALABAMA POWER COMPANY IN BOOK 333, PAGE 221.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING TOGETHER WITH ALL RIGHTS, PRIVILEGS AND RELEASE OF LIABILITY FOR DAMAGES TO PERSONS OR PROPERTY AS SET FORTH IN DEED BOOK 4, PAGE 441.

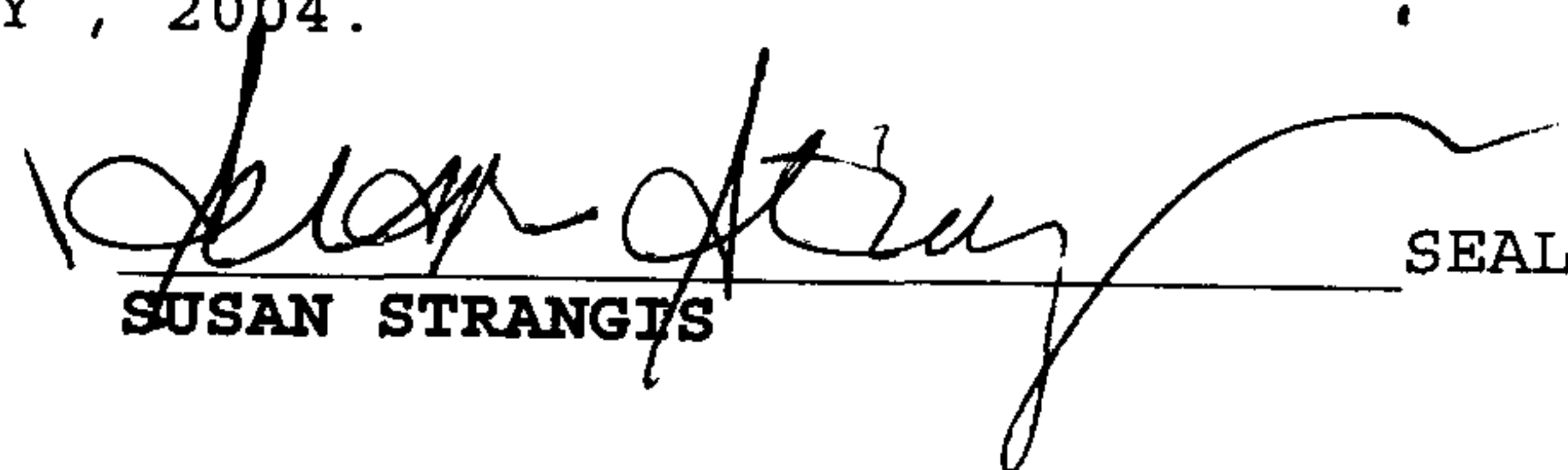
\$215100.00 of the consideration was paid from the proceeds of two Mortgage Loans.

TO HAVE AND TO HOLD unto the said GRANTEEES 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, the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTORS do for themselves, their heirs, successors, assigns, and personal representatives covenant with said GRANTEEES, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS has caused this conveyance to be executed this the 27th day of FEBRUARY, 2004.


FRANK J. STRANGIS

SEAL


SUSAN STRANGIS

SEAL

STATE OF FLORIDA
COUNTY OF Pine Hills

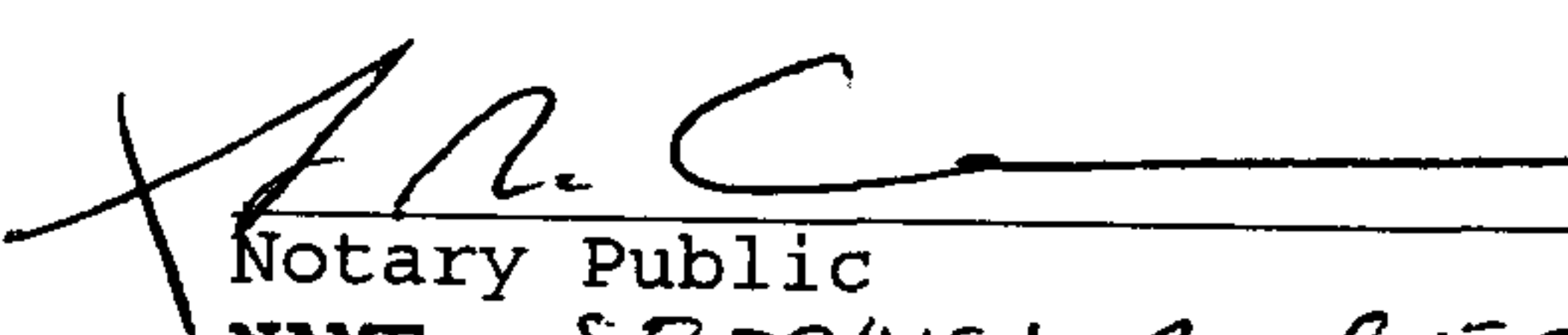
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **FRANK J. STRANGIS and spouse, SUSAN STRANGIS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 27th day of FEBRUARY, 2004.



Stephen R Cebula
My Commission DD166121
Expires December 17 2006

MUST AFFIX SEAL


Notary Public

NAME: STEPHEN R. CEBULA
Commission Expires: 12-17-06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY, SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
JAMES B. WARREN
JULIA D. WARREN
4004 STONEHAVEN CIRCLE
BIRMINGHAM, AL 35244