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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

MARIE M. ROMANO
151 HAYESBURY LANE
PELHAM, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TEN THOUSAND DOLLARS and 00/100 (\$110,000.00) to the undersigned grantor, R. WILKINS CONSTRUCTION, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto MARIE M. ROMANO and MICHAEL ROMANO, JR., WIFE AND HUSBAND, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 26 ACCORDING TO THE FINAL PLAT OF HAYESBURY, PHASE 3 AS RECORDED IN MAP BOOK 30 PAGE 138 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 2001-27838 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. ARTICLES OF INCORPORATION OF HAYESBURY TOWN HOME ASSOCIATION RECORDED IN INSTRUMENT 2001-27839 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 01, PAGE 550 AND VOLUME 245, PAGE 116 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN REAL 275, PAGE 590, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO CITY OF PELHAM RECORDED IN REAL 111, PAGE 687 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 2002-18706 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RESTRICTIONS TO BE FILED OF RECORD.

\$99,000.00 of the consideration herein was derived from a mortgage 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, R. WILKINS CONSTRUCTION, INC., by its PRESIDENT, ROGER WILKINS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of April, 2004.

R. WILKINS CONSTRUCTION, INC.

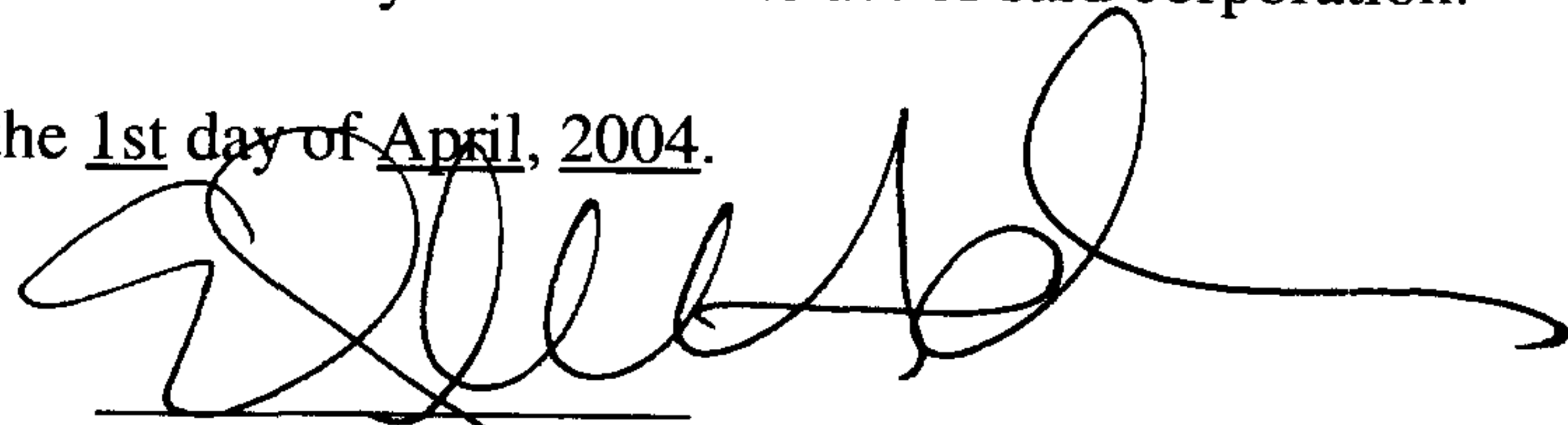
By: Roger Wilkins
ROGER WILKINS, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROGER WILKINS, whose name as PRESIDENT of R. WILKINS CONSTRUCTION, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 1st day of April, 2004.



Notary Public

My commission expires: 10.2.05