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10653

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

STEVEN P. FOSTER
874 MCALLISTER DRIVE
CALERA, AL 35040

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 FIFTY SIX THOUSAND and 00/100 (\$156,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLES SCOTT GALLIMORE and TRACY L. GALLIMORE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEVEN P. FOSTER AND WIFE, TERESA FOSTER, (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 342, ACCORDING TO THE MAP AND SURVEY OF SAVANNAH POINTE, SECTOR 4, PHASE II, AS RECORDED IN MAP BOOK 27, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. RIGHT OF WAY TO SOUTHERN NATURAL GAS AS RECORDED IN DEED BOOK 88, PAGE 560 AND DEED BOOK 90, PAGE 477.
4. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 138, PAGE 18; DEED BOOK 138, PAGE 159 AND DEED BOOK 171, PAGE 303; DEED BOOK 171, PAGE 279.
5. ANNEXATION FOR THE CITY OF CALERA, AS RECORDED IN INSTRUMENT #1998-10745.
6. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 211, PAGE 615.
7. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN INSTRUMENT #1999-25577 AND SUPPLEMENTED IN INSTRUMENT #2000-1702.

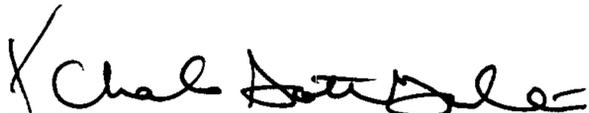
- 8. RIGHTS OF OTHERS TO USE ACCESS EASEMENT AS SET OUT IN DEED BOOK 170, PAGE 169.
- 9. RIGHTS RESERVED BY THE GRANTORS IN DEED BOOK 170, PAGE 169 TO KEEP A GATE AS TO ACCESS ROAD.
- 10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 27, PAGE 123.

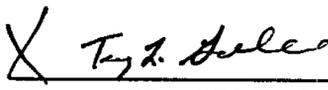
\$124,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CHARLES SCOTT GALLIMORE and TRACY L. GALLIMORE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of April, 2004.


CHARLES SCOTT GALLIMORE

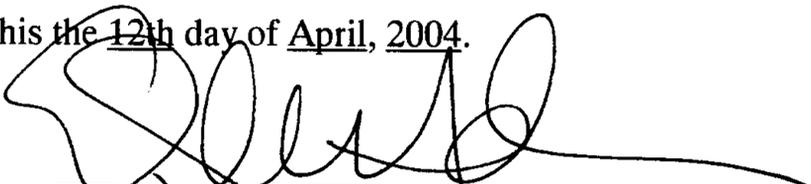

TRACY L. GALLIMORE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES SCOTT GALLIMORE and TRACY L. GALLIMORE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of April, 2004.



Notary Public

My commission expires: 10-2-05