


SEND TAX NOTICE TO:
Janet A. Moore
Michael J. Moore
25 Pinehurst Drive
Tuscaloosa, AL 35401


20040512000250500 Pg 1/3 62.00
Shelby Cnty Judge of Probate, AL
05/12/2004 11:34:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That for and in consideration of One Hundred Sixty Thousand and No/100 (\$160,000.00) DOLLARS and other good and valuable considerations, to the undersigned, Mark A. Froehlich, an unmarried man, individually and as Custodian for Mallie Elizabeth Froehlich (As to Parcel I) (hereinafter referred to as "Grantors"), in hand paid by Alabama 1031 Property Exchange, Inc. as Qualified Exchange Accommodation Titleholder for Michael J. Moore and Janet A. Moore (hereinafter referred to as "Grantees"), the receipt, adequacy and sufficiency whereof are hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto the said Grantees, Alabama 1031 Property Exchange, Inc. as Qualified Exchange Accommodation Titleholder for Michael J. Moore and Janet A. Moore for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following real estate, located and situated in Shelby County, Alabama:

Lot 19-A, according to the Survey of Shoal Creek Subdivision, a resurvey of Lots 19 & 21B, as recorded in Map Book 25, page 31 as recorded in Shelby County, Alabama.

SUBJECT TO:

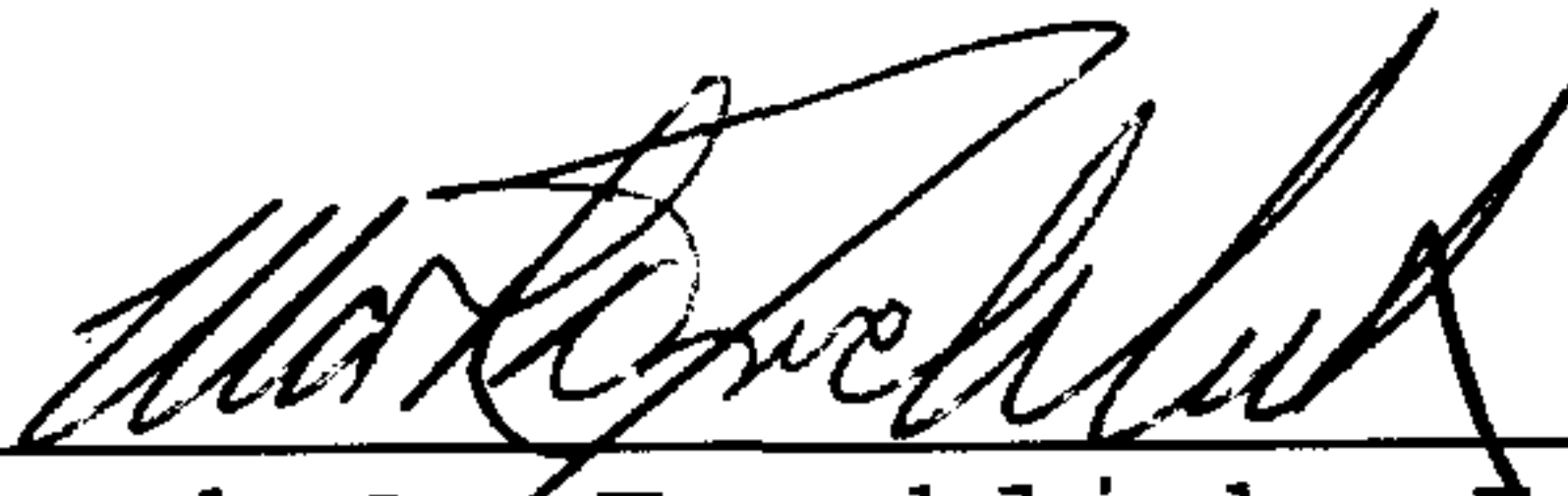
1. Ad valorem taxes for the year 2004 which are a lien but not yet due and payable until October 1, 2004.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$115,000.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

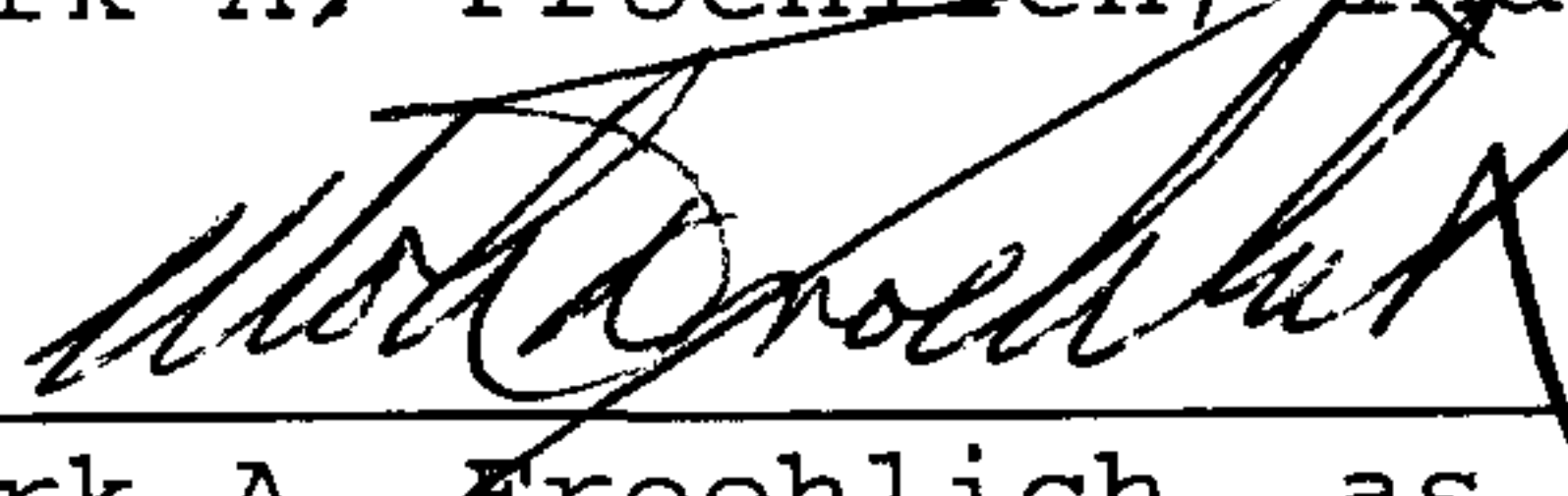
TO HAVE AND TO HOLD the said described property unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantees, their heirs, executors and assigns, that it 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 they will and their heirs and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawfull claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have caused this conveyance to be executed on this the 21st day of April, 2004.



Mark A. Froehlich, Individually



Mark A. Froehlich, as Custodian for
Mallie Elizabeth Froehlich

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, A Notary Public in and for said County, in said State, hereby certify that Mark A. Froehlich, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 2004.



NOTARY PUBLIC

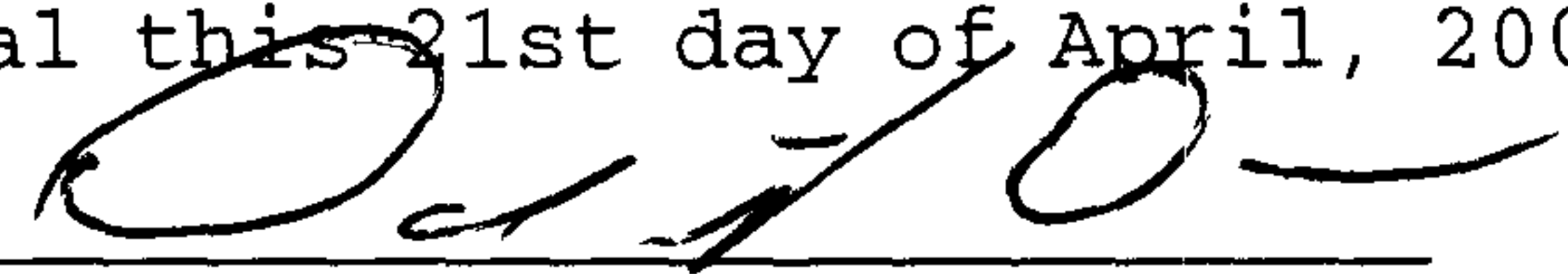
My commission expires: August 27, 2004

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Pubic in and for said County, in said State, hereby certify that Mark A. Froehlich, as Custodian for Mallie Elizabeth Froehlich, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, in his capacity aforesaid and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 2004.


NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES APR 21, 2004
BONDED TO THE STATE OF ALABAMA