

This instrument prepared by:
Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
ED CATES
KATY A. CATES
4384 HWY 31
CALERA, AL 35040

FILE #S04199

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY THOUSAND AND 00/100 DOLLARS (\$20,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JAMES F. BREITHAUP and WANDA Y. BREITHAUP, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ED CATES and KATY A. CATES (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 1, ACCORDING TO THE SURVEY OF WILDWOOD SHORES, 1ST SECTOR, AS RECORDED IN MAP BOOK 11, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2004.
2. Easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the jointtenancy 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 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Wanda Y. Breithaupt

James F. Breithaupt

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this
20th day of May, 2004.

 (SEAL)
JAMES F. BREITHAUPT

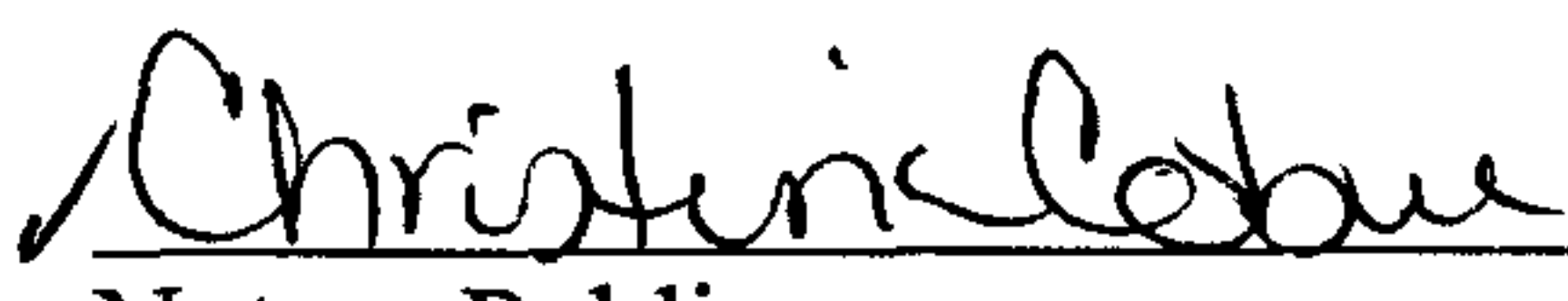
 (SEAL)
WANDA Y. BREITHAUPT

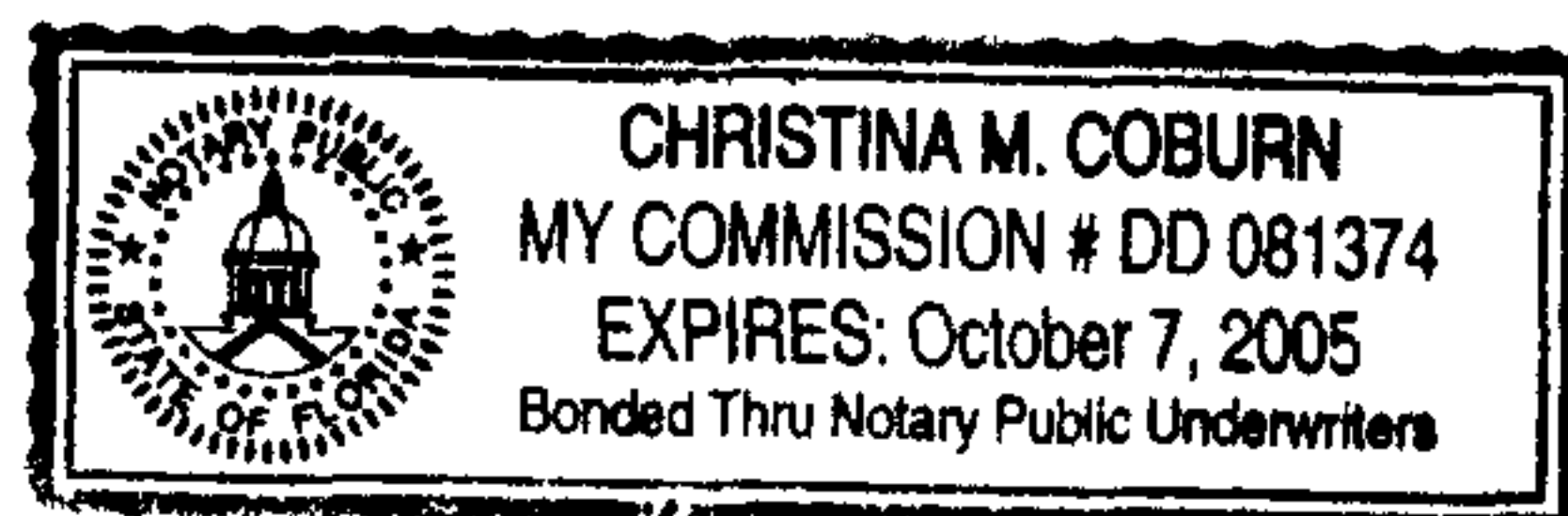
STATE OF FLORIDA
POLK COUNTY

20040527000282610 Pg 2/2 34.00
Shelby Cnty Judge of Probate, AL
05/27/2004 09:08:00 FILED/CERTIFIED

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES F. BREITHAUPT and WANDA Y. BREITHAUPT, 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/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of May, 2004.


Notary Public
My commission expires 10/7/05



NOTARY
PUBLIC
FLORIDA