

This instrument was prepared without
benefit of title evidence by:

Grantees' address:
19210 Hwy 145
Shelby, AL 35243

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Julia T. Gannon and Dennis M. Gannon, wife and husband (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Dennis M. Gannon and Julia T. Gannon (herein referred to as GRANTEES) 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 described real estate situated in Shelby County, Alabama to-wit:

Parcel # 1

Begin at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 24 North, Range 15 East; thence run North along the East line of said quarter-quarter section a distance of 750.00 feet; thence turn an angle of 97 deg. 38 min. 45 sec. to the left and run a distance of 441.89 feet to a point on the SE right of way line of Alabama State Highway No. 145; thence turn an angle of 61 deg. 58 min. 13 sec. to the left, to the tangent of a right of way curve, and run along said right of way curve (whose Delta Angle is 3 deg. 59 min. 51 sec. to the right, Radius is 11,559.16 feet, Tangent Distance is 403.40 feet, Length of Arc is 806.49 feet); thence turn an angle of 37 deg. 39 min. 36 sec. to the left, from Tangent of said curve, and run along said right of way line a distance of 45.72 feet, to the South line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn an angle of 84 deg. 22 min. 02 sec. to the left and run East along the South line of said quarter-quarter section a distance of 741.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 24 North, Range 15 East, Shelby County, Alabama, and containing 10.58 acres.

Parcel # 2

All that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 10, Township 24 North, Range 15 East, that lies North of the right-of-way of County Highway #46 and East of State Highway #145, EXCEPT that part sold to Andrew L. Huffman and Onvie E. Huffman, as described in Deed Book 288, Page 683, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

FNBEN

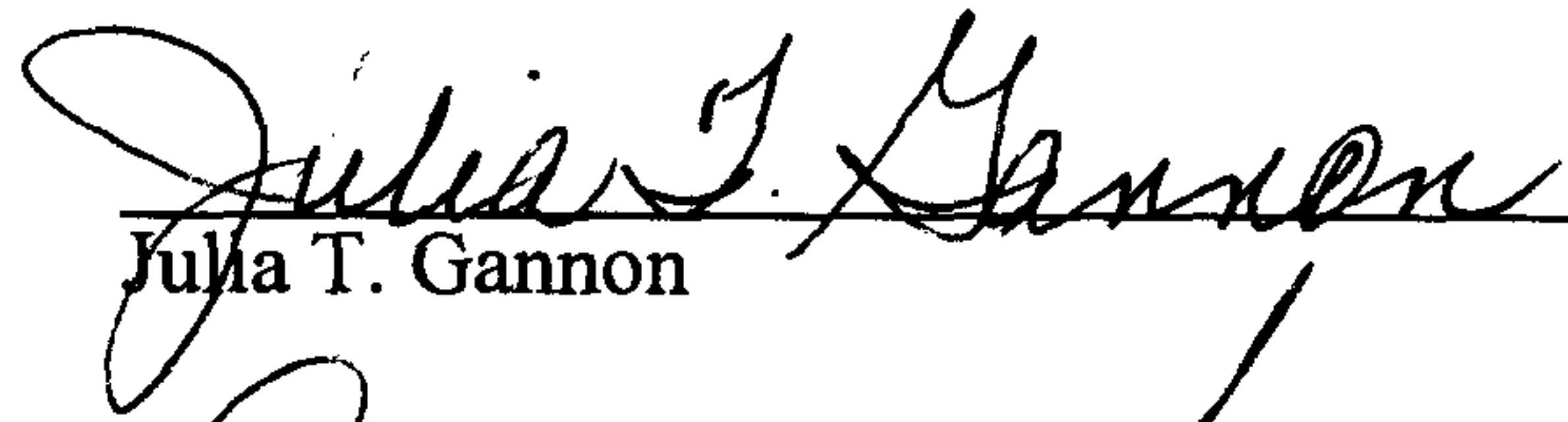
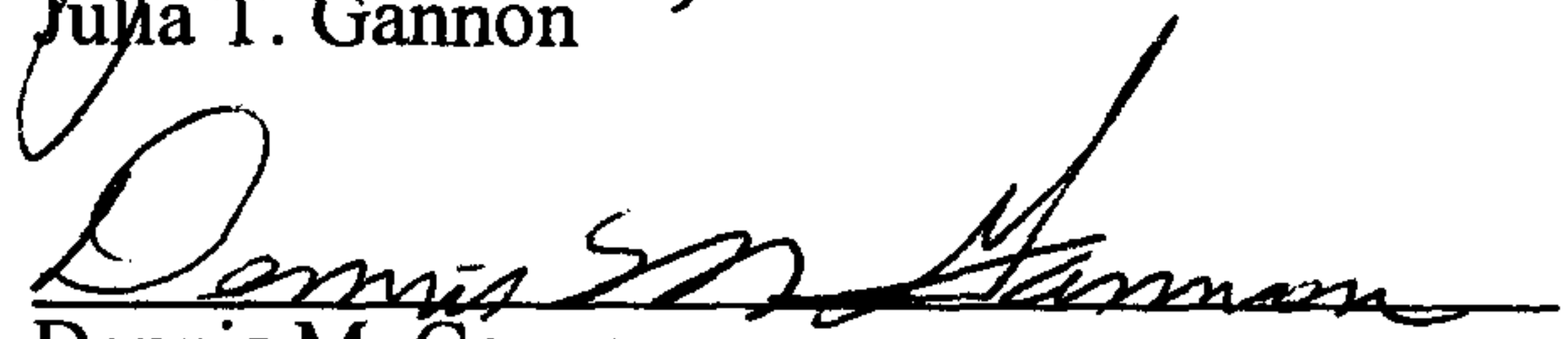
Parcel #3

Parcel 2, according to Map and Survey of Odessa Estates, as recorded in Map Book 23, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to 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 of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 31st day of January, 2004.

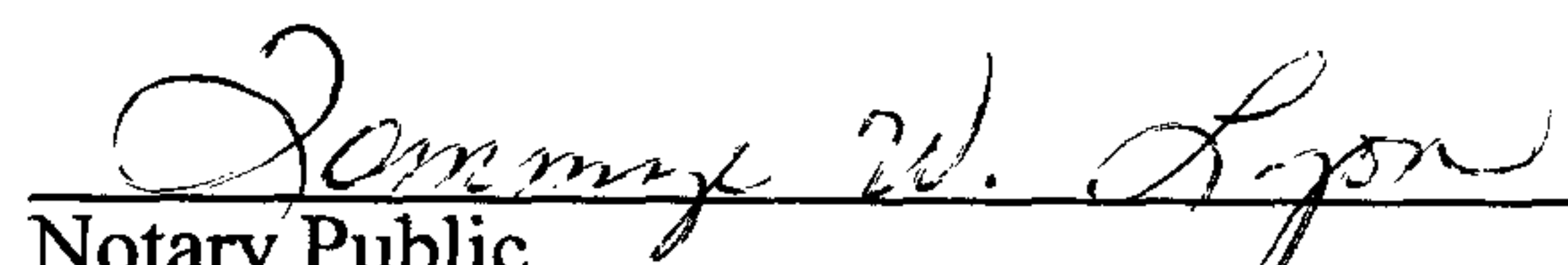

Julia T. Gannon

Dennis M. Gannon

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julia T. Gannon and Dennis M. Gannon, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2004.


Notary Public