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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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SEND TAX NOTICE TO:

RYAN JOYCE
2326 FOREST LAKES LANE
STERRETT, AL 35147

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY NINE THOUSAND SIX HUNDRED TWENTY FIVE and 00/100 (\$169,625.00) DOLLARS to the undersigned grantor, AMERICAN HOMES AND LAND CORPORATION, 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 RYAN JOYCE and LORETTA AZZINARO, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 266, ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION, 3RD SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 32, PAGE 26 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

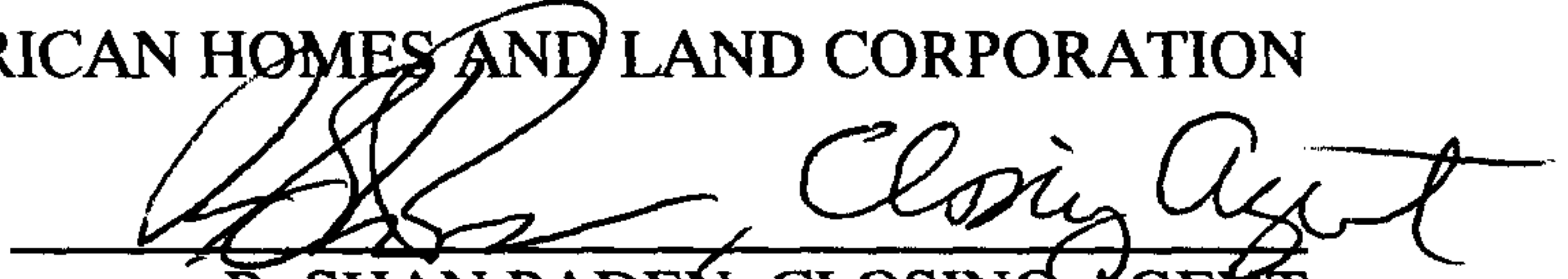
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 32 AT PAGE 26 A&B.
3. BUILDING SETBACK LINE OF 15 FEET, AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION, WHICH SETBACK HAS NOT BEEN VIOLATED.
4. EASEMENT(S) TO ALABAMA POWER COMPANY RECORDED IN BOOK 126 AT PAGE 191; BOOK 16 AT PAGE 323; AND BOOK 236 AT PAGE 829.
5. EASEMENT(S) TO SHELBY COUNTY RECORDED IN INSTRUMENT #1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 AND 1993-03966.
6. EASEMENT(S) TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #20040102000000390.
7. TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 53 AT PAGE 262 AND DEED BOOK 331 AT PAGE 262.
8. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #20031006000671368.

\$135,700.00 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.

IN WITNESS WHEREOF, the said R. SHAN PADEN AS CLOSING AGENT OF AMERICAN HOMES AND LAND CORPORATION, has hereunto subscribed her name on this the 3rd day of June, 2004.

AMERICAN HOMES AND LAND CORPORATION


R. SHAN PADEN, CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that R. SHAN PADEN, whose name as CLOSING AGENT of AMERICAN HOMES AND LAND CORPORATION, an Alabama 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 3rd day of June, 2004.


Notary Public

My commission expires: 3/26/05