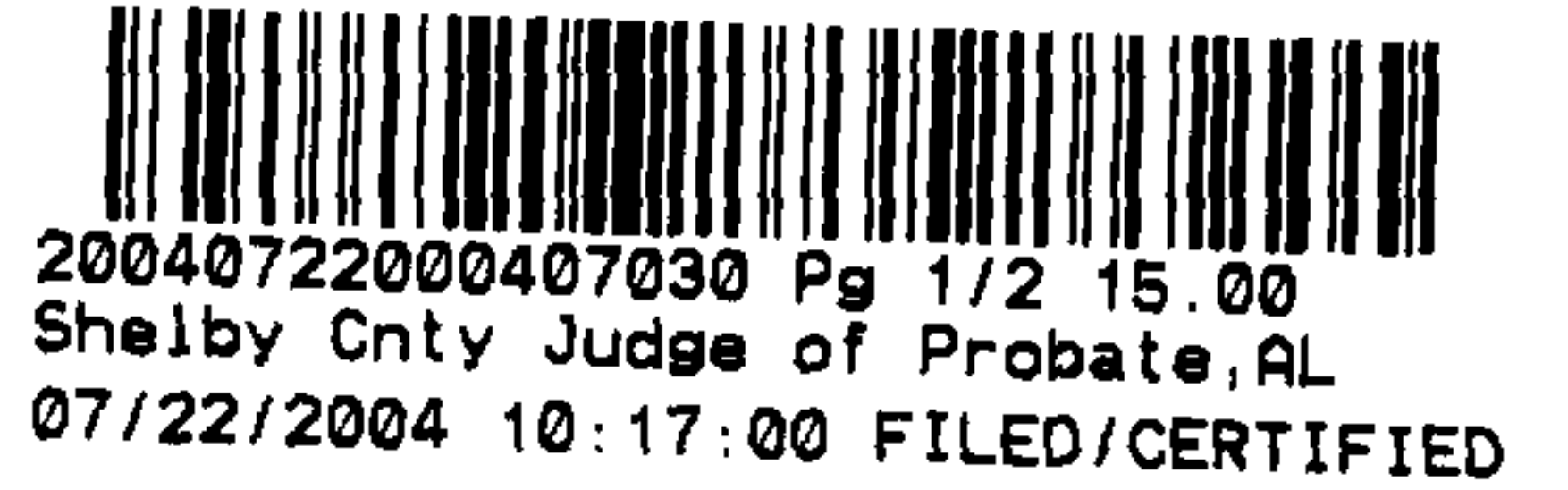


WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of SHELBY
Presents:

Send Tax Notice To:
CHARLES KENNETH SANDERS JR. and DELISA SANDERS
305 CHESTNUT LANE
ALABASTER, ALABAMA 35007



That in consideration of

THAT IN CONSIDERATION OF **Sixty-Five Thousand and 00/100 DOLLARS (\$65,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES F. PHILLIPS and SONJA K. PHILLIPS A MARRIED COUPLE

(herein referred to as grantors) do grant, bargain, sell and convey unto

CHARLES KENNETH SANDERS JR. and DELISA SANDERS

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

SEE EXHIBIT "A"

Subject to Easements, Restrictions and rights of way of record.

\$307,500.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees CHARLES KENNETH SANDERS JR. and DELISA SANDERS 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 6th day of July, 2004.

WITNESS:

_____(Seal)

James F. Phillips (Seal)
JAMES F. PHILLIPS

_____(Seal)

Sonja K. Phillips (Seal)
SONJA K. PHILLIPS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES F. PHILLIPS AND SONJA K. PHILLIPS A MARRIED COUPLE 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 THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of July A.D., 2004.

NOTARY PUBLIC

[Signature]

MY COMMISSION EXPIRES:

1-25-07

66701

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

EXHIBIT "A"

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH ALONG THE WEST LINE OF SAID 1/4 1/4 FOR A DISTANCE OF 992.65 FEET TO A POINT; THENCE DEFLECT AN ANGLE RIGHT OF 131 DEGREES 39 MINUTES 38SECONDS AND RUN A DISTANCE OF 507.30 FEET TO A POINT; THENCE DEFLECT AN ANGLE OF 16 DEGREES 03 MINUTES 18 SECONDS, AND RUN A DISTANCE OF 330.01 FEET TO A POINT; THENCE DEFLECT AN ANGLE TO THE LEFT OF 43 DEGREES 20 MINUTES 06 SECONDS AND RUN A DISTANCE OF 349.60 FEET TO AN IRON PIN FOUND, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE DEFLECT AN ANGLE RIGHT OF 90 DEGREES 01 MINUTE 09 SECONDS AND RUN A DISTANCE OF 450.62 FEET TO AN IRON PIN SET, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY OF CHESTNUT LANE HAVING A 60.00 FEET RIGHT OF WAY; THENCE DEFLECT AN ANGLE LEFT OF 90 DEGREES 03 MINUTES 04 SECONDS AND RUN ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 290.40 FEET TO AN IRON PIN SET; THENCE DEFLECT AN ANGLE LEFT OF 89 DEGREES 53 MINUTES 34 SECONDS AND RUN A DISTANCE OF 450.46 FEET TO AN IRON PIN FOUND; THENCE DEFLECT AN ANGLE LEFT OF 90 DEGREES 04 MINUTES 31 SECONDS AND RUN A DISTANCE OF 290.84 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.