

STATE OF ALABAMA
COUNTY OF SHELBY

\$10,000.00 JTB STATUTORY WARRANTY DEED

For One Hundred and no/100 (\$100.00) Dollars and other good and valuable considerations to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, Peoples Southern Bank, a state banking corporation, hereinafter called "Grantor", has granted, bargained and sold, and does by these presents, GRANT, BARGAIN, SELL and CONVEY unto John Thomas Boykin, III, a married man, and Patricia Boykin Cox, a married woman, joint with right of survivorship, the following described property situated in the county of Shelby, State of Alabama, to-wit:

Lot 5, according to Map of "Rice Acres, Sector Two" as recorded in the Probate Office of Shelby County, Alabama in Map Book 5, Page 87. LESS AND EXCEPT caption lands recorded in Deed Book 332, Page 064 in Probate Office of Shelby County, Alabama.

SUBJECT TO the statutory right of redemption of Leo Miskelly, and all other parties lawfully entitled thereto pursuant to §6-5-247, Code of Alabama, 1975, as amended, which right of redemption arises from the foreclosure of that certain mortgage from Leo Miskelly to The Peoples Savings Bank, a state banking corporation, now d/b/a Peoples Southern Bank, a state banking corporation, dated May 28, 1997, and recorded at Instrument #1997-17067, of the records in the office of the Judge of Probate, Shelby County, Alabama, said foreclosure having been held on June 8, 2004, as evidenced by auctioneer's deed dated June 8, 2004, and recorded at Instrument #2004-0622000339040, of said Probate Court records.

This conveyance is made subject to restrictions, limitations, easements and reservations of record, unpaid taxes and assessments, if any, and any federal tax liens or claims thereof that affect said property, and any outstanding rights of redemption from foreclosure sale.

No word, words or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through and under Grantor, except as provided above.

TO HAVE AND TO HOLD to the said Grantees and to their heirs and assigns forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Peoples Southern Bank, a state banking corporation, has caused this instrument to be executed by C. Richard Moore, Jr. its duly authorized President and its corporate seal of said corporation to be hereunto affixed and attested by its duly authorized Secretary, this the 8 day of July, 2004.

ATTEST:

PEOPLES SOUTHERN BANK,
a state banking corporation

BY: Betty P. Cook
Its: Secretary

BY: C. Richard Moore, Jr.
Its: President

STATE OF ALABAMA
COUNTY OF CHILTON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that C. Richard Moore, Jr. and Betty P. Cook, whose names as President and Secretary of Peoples Southern Bank, a state banking corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal this the 8 day of July, 2004.

(SEAL)

Debra M. Whit
NOTARY PUBLIC
My Commission Expires: 1/14/08