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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

AARON S. GUNN
3880 BLUE SPRINGS ROAD
WILSONVILLE, ALABAMA 35186

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY THREE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$93,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JANICE O. HALLFORD, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto AARON S. GUNN AND ORLANTHIA R. GUNN (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A"

SUBJECT TO:

1. 2004 AD VALOREM TAXES NOT YET DUE AND PAYABLE.
2. ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.

\$92,415.00 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JANICE O. HALLFORD, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 27TH. day of July, 2004.

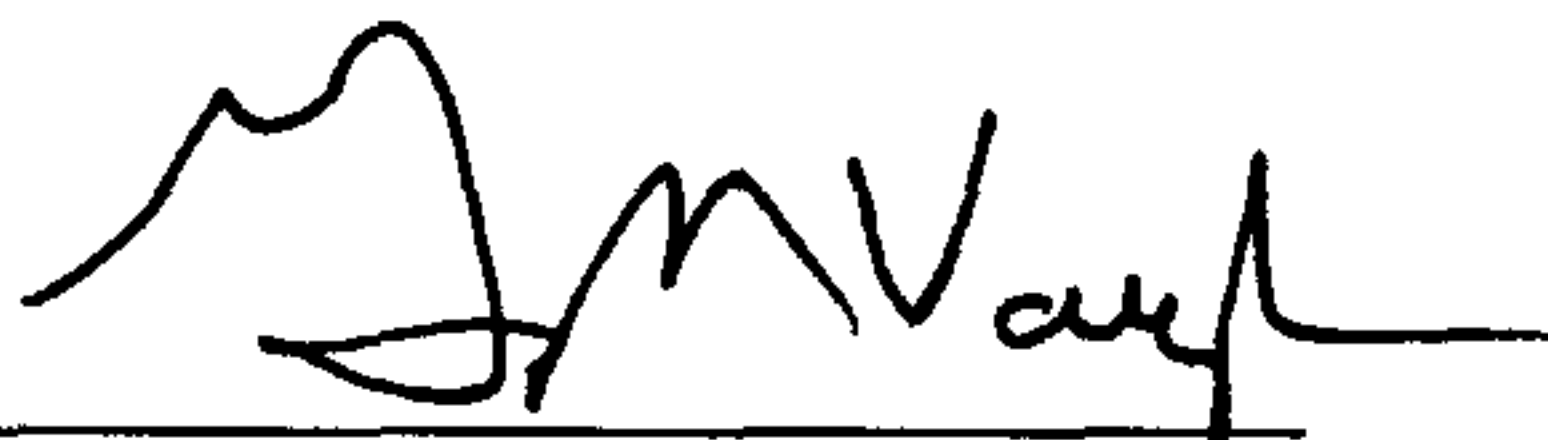

JANICE O. HALLFORD

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JANICE O. HALLFORD, AN UNMARRIED PERSON, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27TH. day of July, 2004.



Notary Public

My commission expires: 9.29.06

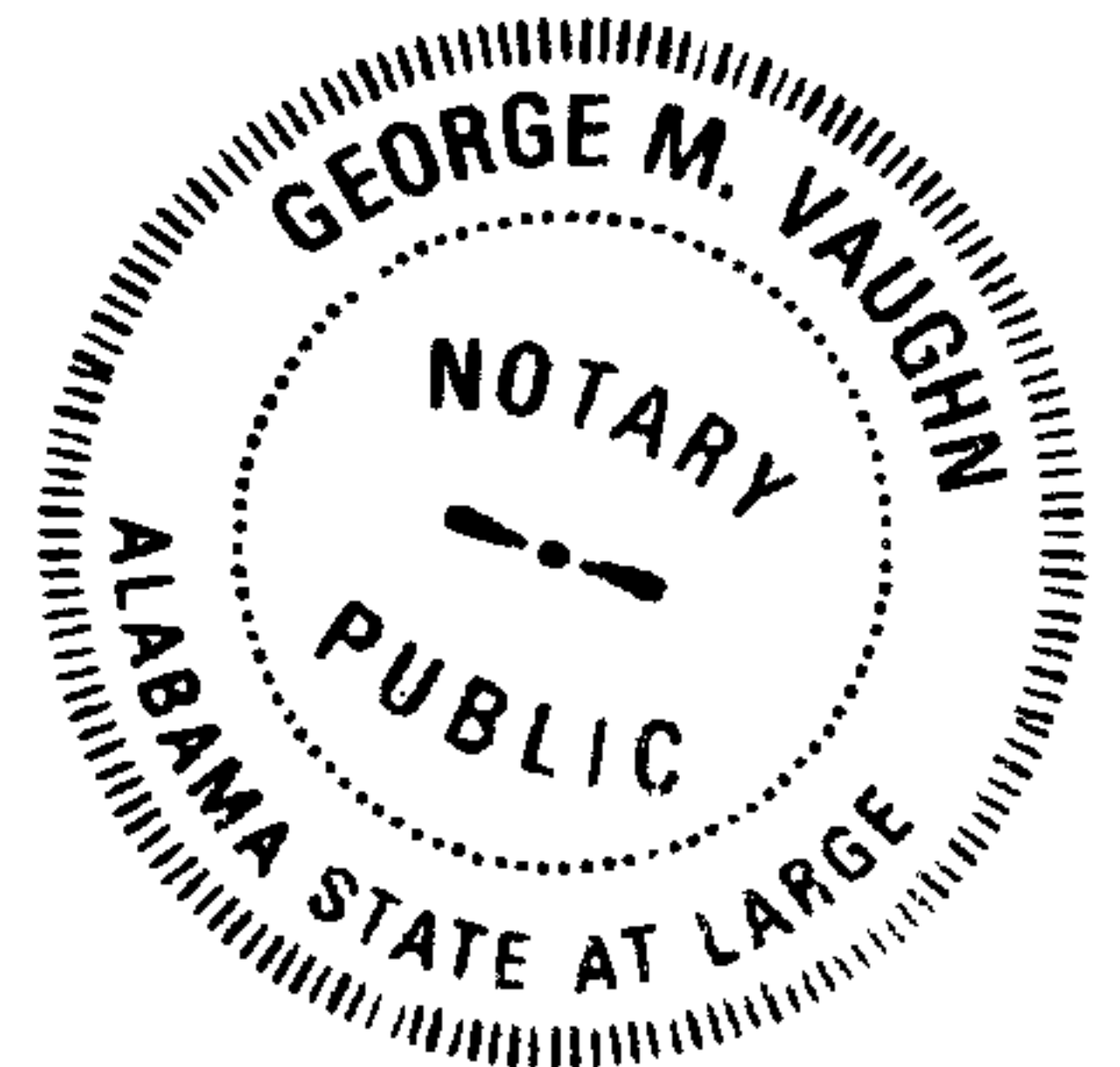


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 2

Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Sector 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 34 minutes 8 seconds East a distance of 15.59 feet to the Point of Beginning; thence North 88 degrees 34 minutes 8 seconds East a distance of 160.0 feet; thence North 1 degree 25 minutes 52 seconds West a distance of 62.50 feet; thence North 18 degrees 07 minutes 41 seconds East, a distance of 193.19 feet to the Southerly right-of-way of Blue Springs Road and a point on a curve to the left having a central angle of 17 degrees 55 minutes and a radius of 2776.48 feet, said curve subtended by a chord bearing North 72 degrees 10 minutes 46 seconds West and a chord distance of 50.00 feet; thence along the arc of said curve and along said right-of-way a distance of 50.00 feet to a point of compound curve having a central angle of 10 degrees 22 minutes 7 seconds and a radius of 719.21 feet; thence along the arc of said curve and along said right-of-way a distance of 130.15 feet; thence South 1 degrees 33 minutes 6 seconds East a distance of 306.2 feet to the Point of Beginning.

PARCEL 3

Begin at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 42 minutes 12 seconds West a distance of 140.00 feet; thence North 5 degrees 19 minutes 28 seconds East a distance of 309.26 feet to the Southerly right-of-way of Blue Spring Road, said point also being a point on a curve to the right having a central angel of 9 degrees 27 minutes 38 seconds and a radius of 719.21 feet, said curve subtended by a chord bearing South 88 degrees 54 minutes 30 seconds East and a chord distance of 118.62 feet; thence along the arc of said curve and along said right-of-way a distance of 118.76 feet; thence South 1 degree 33 minutes 6 seconds East and leaving said right-of-way a distance of 306.12 feet to the Point of Beginning.