

Send tax notice to:
Donald K. Posey
99 Heather Ridge Drive
Pelham, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

H000400070

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) in hand paid to the undersigned Jerry A. Turner, Jr. and Pamela J. Turner, husband and wife (hereinafter referred to as Grantors") by Donald K. Posey and Melanie A. Posey, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Heather Ridge, 1st Addition, Phase 1, as recorded in Map Book 17, Page 123, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

The lien of Ad Valorem taxes for the year 2004 are a lien but neither due nor payable until 1 October, 2004.

Municipal improvements, assessments and fire district dues against subject property, if any.

Building and setback lines of 50 feet as recorded in Map Book 17, Page 123, in the Probate Office of Shelby County, Alabama.

10 foot easement along rear lot line as per plat.

Permit to Alabama Power Company as recorded in Deed Book 131, Page 192; Deed Book 307, Page 184 and Deed Book 311, Page 672.

Easement to Colonial Pipeline as recorded in Deed Book 223, Page 431; Deed Book 268, Page 211; Deed Book 268, Page 817; Real Book 377, Page 416 and Deed Book 220, Page 505, in the Probate Office of Shelby County, Alabama.

Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1993-35651, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as recorded in Instrument No. 1994-1191.

Right of way to Alabama Power Company as recorded in Deed Book 225, Page 224, in the Office of the Judge of Probate of Shelby County, Alabama.

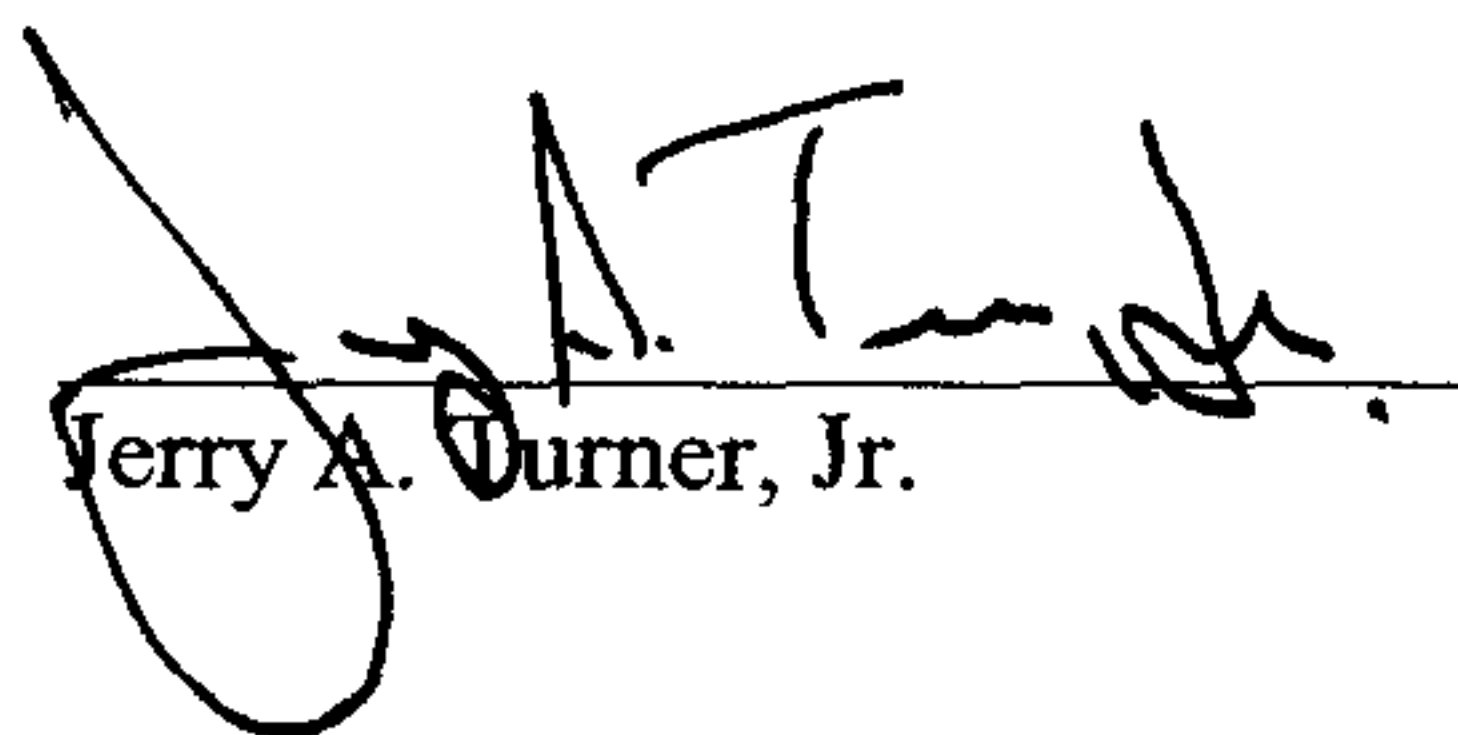
Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Map Book 17, Page 22, in the Probate Office of Shelby County, Alabama.

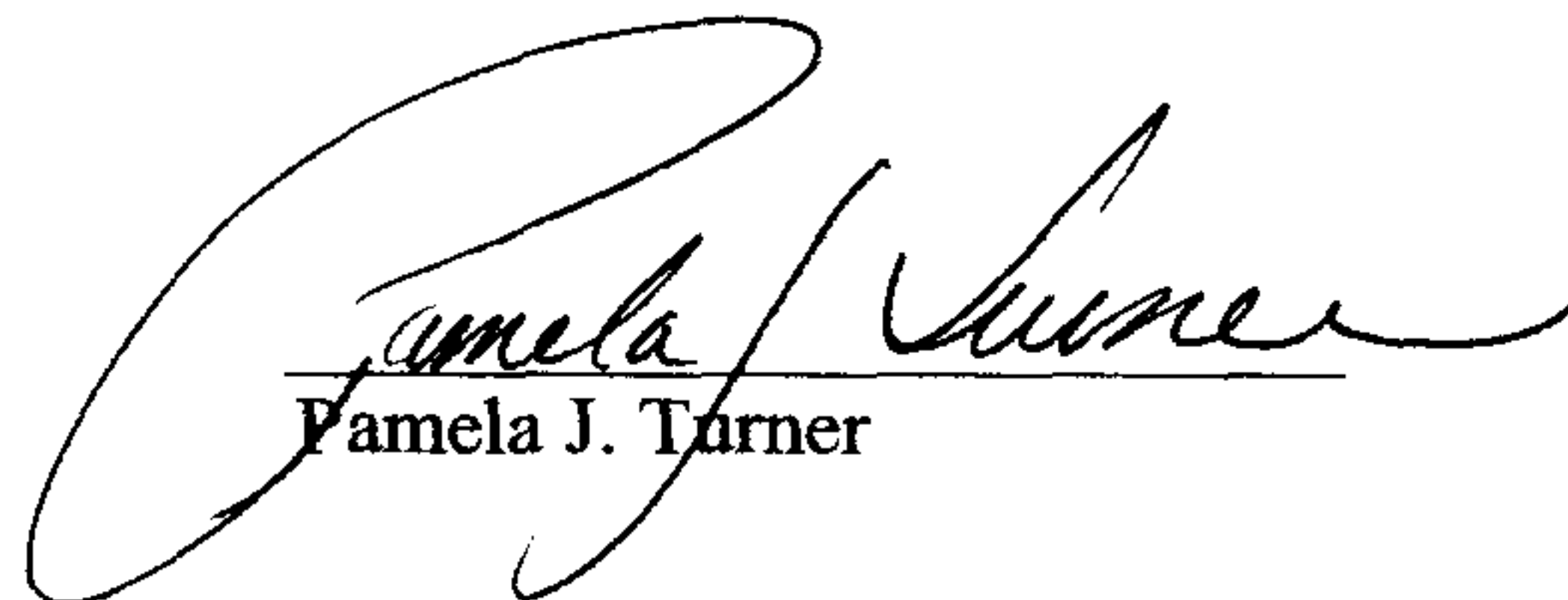
\$208,550.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Jerry A. Turner, Jr. and Pamela J. Turner hereunto set their signature(s) and seal(s) on July 30, 2004.


Jerry A. Turner, Jr.

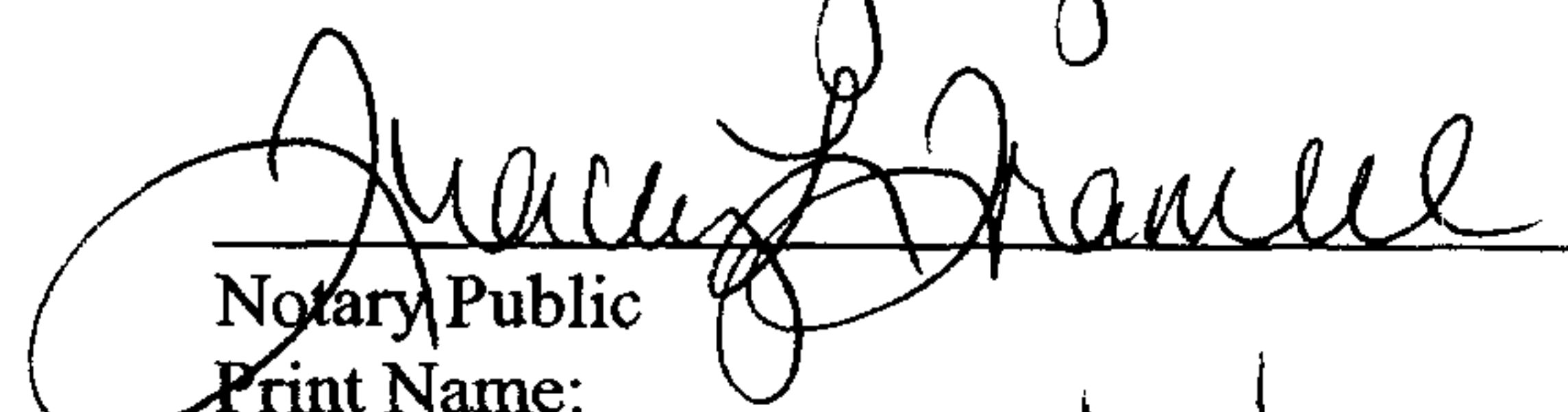

Pamela J. Turner

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry A. Turner, Jr. and Pamela J. Turner, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2004.

(NOTARIAL SEAL)


Notary Public
Print Name:
Commission Expires: 02/28/06