

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Brian Goessling & Lauren Goessling
176 Cedar Bend Drive
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Twenty Five and 00/100 Dollars (\$125,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, JOHN A. BROWNE and JESSICA SMYLY BROWNE, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto BRIAN W. GOESSLING and LAUREN GOESSLING, joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot B-2, Block B, according to the Survey of LeRichelieu Town Homes, Phase I, First Sector, as recorded in Map Book 126, page 32, in the Probate Office of Jefferson County, Alabama.

All of the consideration is from a purchase money first mortgage and a second filed simultaneously with this deed.

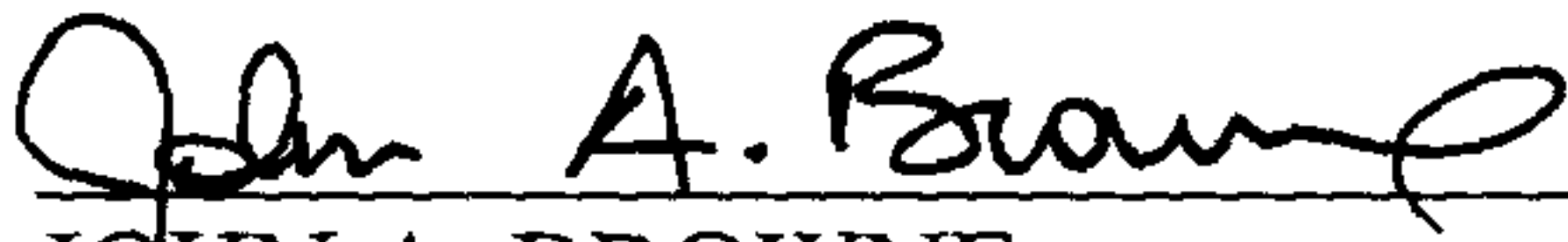
Jessica Smyly Browne is one and the same person Jessica Smyly.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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.

Dated this the 31st day of August, 2004.

20040903000495130 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
09/03/2004 12:13:00 FILED/CERTIFIED



JOHN A. BROWNE

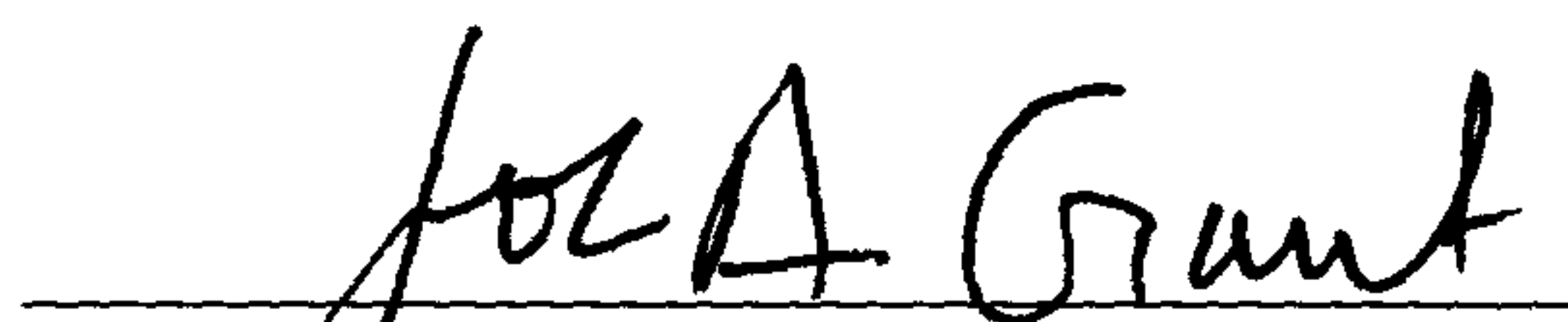


JESSICA SMYLY BROWNE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that JOHN A. BROWNE and JESSICA SMYLY BROWNE, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2004.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/05