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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

AUGUST J. PERAZZINI
2079 BANE BERRY DRIVE
BIRMINGHAM, ALABAMA 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED THIRTY EIGHT THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$338,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, THOMAS A. HENSON, JR., and JENNIFER H. HENSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto AUGUST J. PERAZZINI and SUSAN A. PERAZZINI, (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:

LOT 3315, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 33RD ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. 15-FOOT EASEMENT LOCATED ALONG THE NORTHWESTERLY LOT LINE AND AN IRREGULAR EASEMENT ON THE NORTHEASTERLY AND SOUTHERLY LOT LINES AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN MISC. BOOK 14, PAGE 536 AS AMENDED BY MISC. BOOK 17, PAGE 550 AND AMENDED IN INSTRUMENT #1993-13946 AND MAP BOOK 16, PAGE 112 AND NOTICE OF COMPLIANCE CERTIFICATE AS RECORDED IN MISC. BOOK 34, PAGE 549.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 127, PAGE 140.

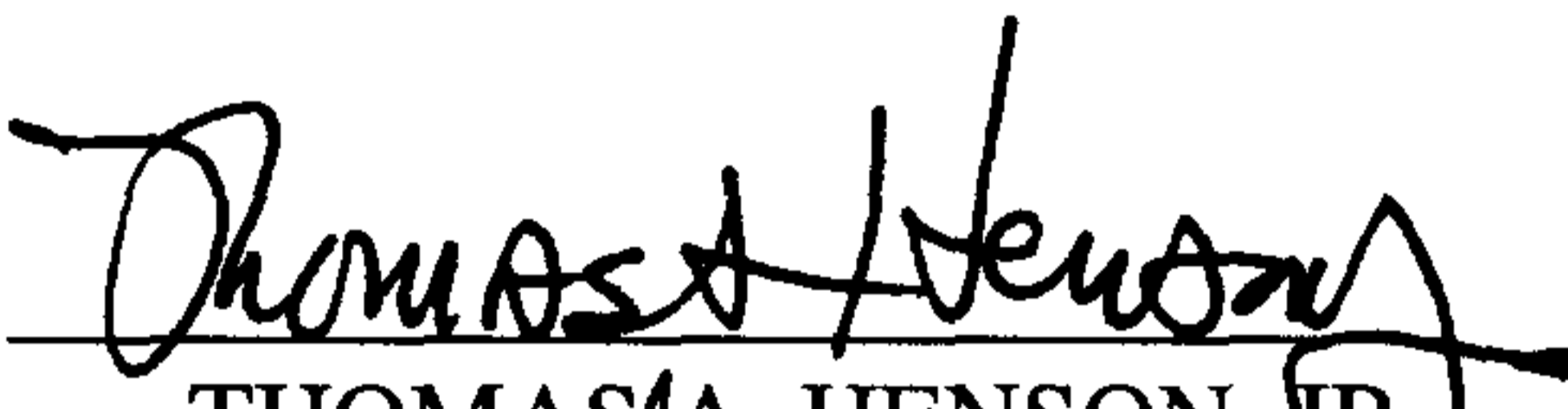
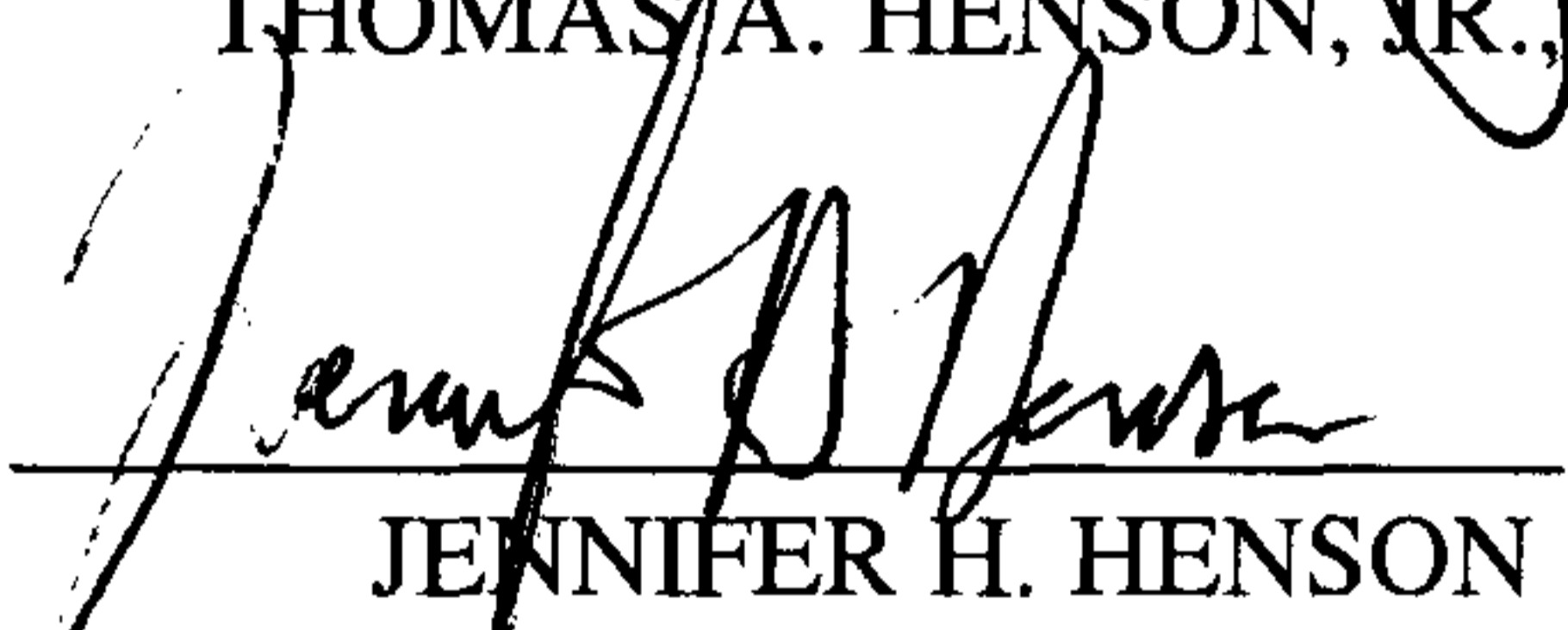
5. ANY TITLES ASSERTED BY ANYONE INCLUDING BUT NOT LIMITED TO PERSONS, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES, TO TIDE LANDS, OR LANDS COMPRISING THE SHORES OR BOTTOMS OF NAVIGABLE RIVERS, LAKES, BAYS, OCEANS OR GULF, OR LANDS BEYOND THE LINE OF THE HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY THE UNITED STATE GOVERNMENT OR WATER RIGHTS, IF ANY.
6. DECLARATION OF PROTECTIVE COVENANTS AS SET OUT IN REAL 246, PAGE 889 AND ARTICLES OF INCORPORATION AS SET OUT IN CORPORATION BOOK 39, PAGE 286 AS TO BANBERRY LAKE ESTATES.
7. RIPARIAN RIGHTS, IF ANY, TO USE BANE BERRY LAKE.

\$271,120.00 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, THOMAS A. HENSON, JR., and JENNIFER H. HENSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of August, 2004.

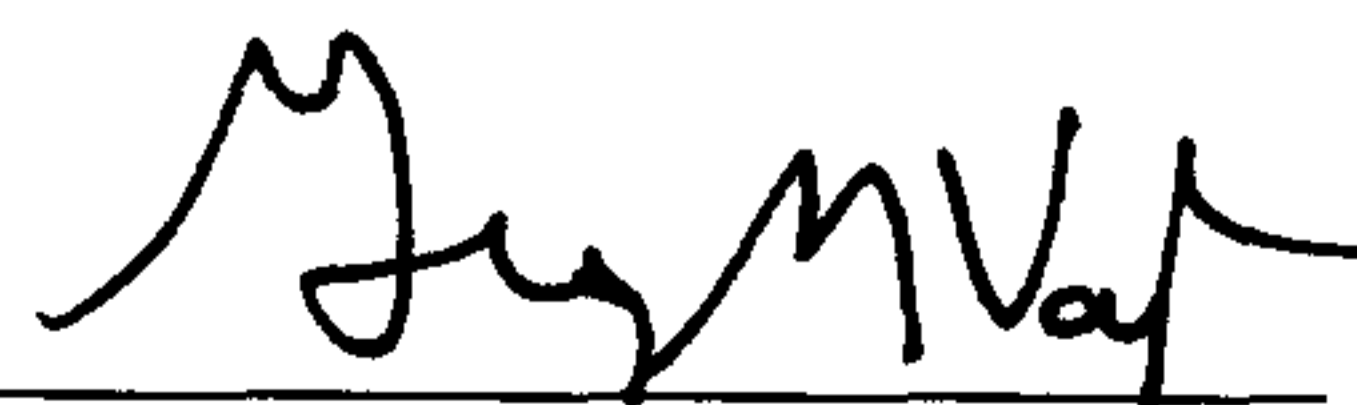

THOMAS A. HENSON, JR.,

JENNIFER H. HENSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

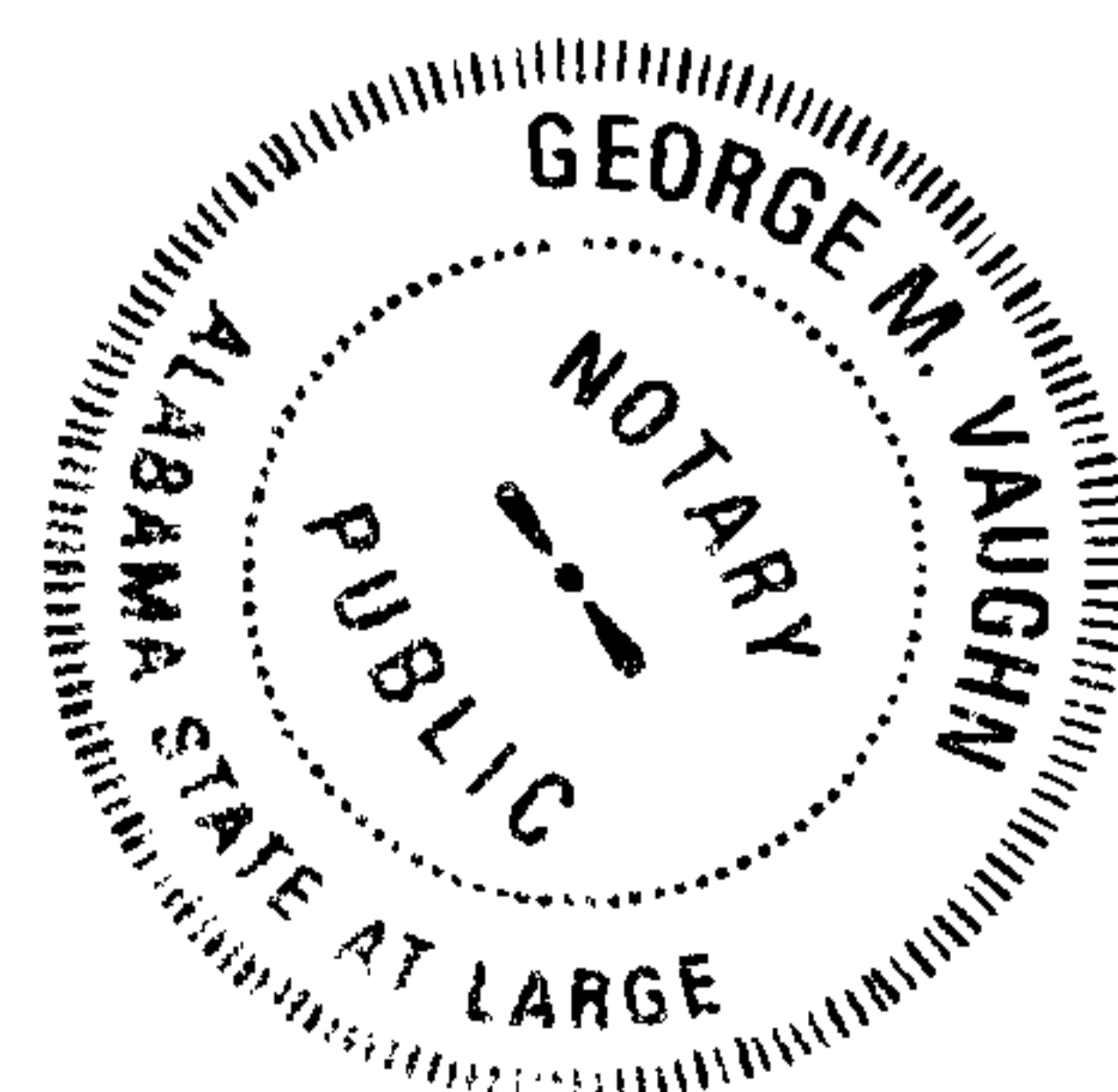
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that THOMAS A. HENSON, JR., and JENNIFER H. HENSON, HUSBAND AND WIFE, 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 31st day of August, 2004.



Notary Public



My commission expires: 9.29.06