


STATE OF ALABAMA

SEND TAX NOTICE TO:

SHELBY COUNTY

Brian Dost
Elizabeth Turner
313 Talon Drive
Birmingham, AL 35242

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP


20041001000542920 Pg 1/2 189.50
Shelby Cnty Judge of Probate, AL
10/01/2004 10:01:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Seventy Five Thousand Five Hundred and 00/100 Dollars (\$175,500.00), paid to the undersigned grantors, Robert H. Shaw, III and wife, Leah Sprayberry Shaw (herein referred to as GRANTORS) in hand paid by the grantees herein, the receipt and sufficiency of which is hereby acknowledged by said GRANTORS, do by these presents, **GRANT, BARGAIN, SELL AND CONVEY** to Brian Dost and Elizabeth Turner, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 231, according to the Resurvey of Lots 227-231 and 240 of Eagle Point, 2nd Sector, Phase I, as recorded in Map Book 19, Page 6, in the Probate Office of Shelby County, Alabama.

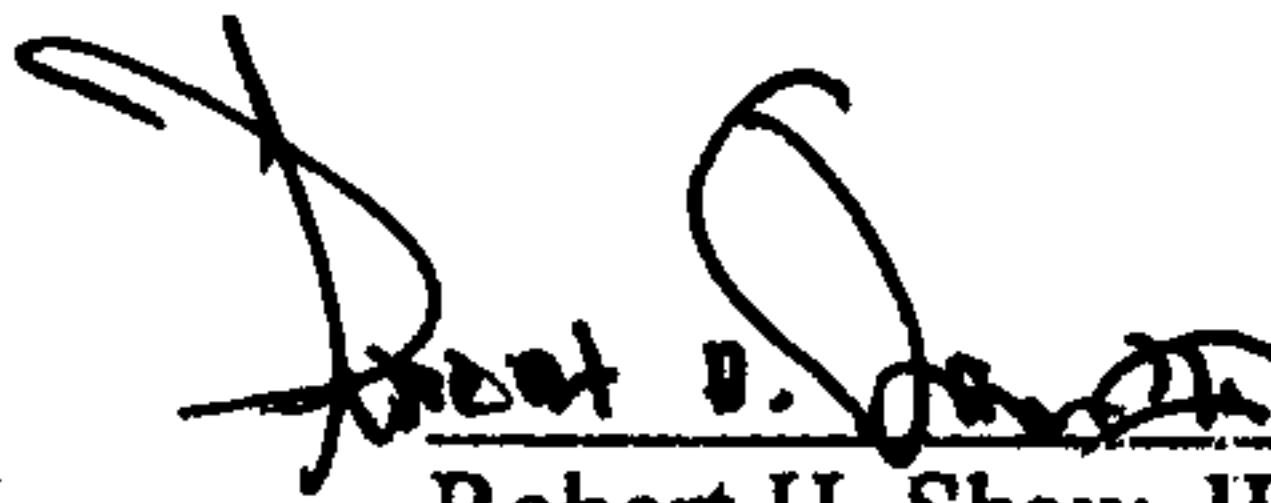
This conveyance is subject to all easements, covenants, rights-of-way and restrictions of record, and taxes for 2004 and subsequent years.



\$157,550.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES, in fee simple forever, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, the Grantors, have hereto set their signatures and seals, this the 30th day of September, 2004.


_____(L.S.)
Robert H. Shaw, III


_____(L.S.)
Leah Sprayberry Shaw



STATE OF ALABAMA)
)
JEFFERSON COUNTY)

20041001000542920 Pg 2/2 189.50
Shelby Cnty Judge of Probate, AL
10/01/2004 10:01:00 FILED/CERTIFIED

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared, Robert H. Shaw, III, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being fully informed of the contents of this conveyance, he executed the same voluntarily, on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 30th day of September, 2004.



Notary Public

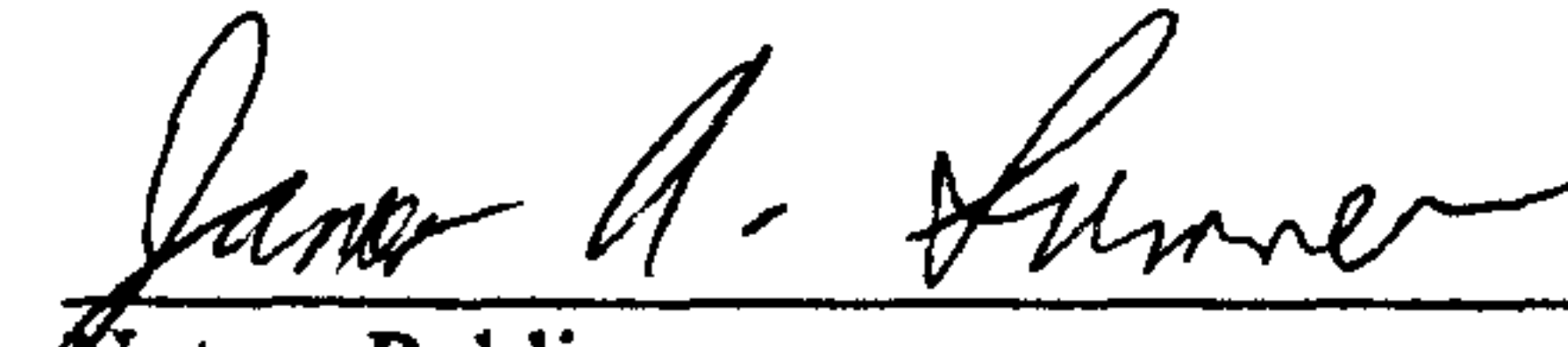
Commission Expires: 4/28/05

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared, Robert H. Shaw, III whose name as Attorney in Fact for Leah Sprayberry Shaw is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being fully informed of the contents of this conveyance, he as such Attorney in Fact, and with full authority executed the same voluntarily, for the said Leah Sprayberry Shaw on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 30th day of September, 2004.



Notary Public

Commission Expires: 4/28/05

THIS INSTRUMENT PREPARED BY:

Alan Stabler
Attorney at Law
1200 4th Ave N
Birmingham, Alabama 35203