

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Steve and Michele Statkewicz
1250 Hutson Drive
Mobile, AL 36609

STATE OF ALABAMA)
COUNTY OF SHELBY)

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Forty-Three Thousand Seven Hundred and No/100 Dollars (\$243,700.00) to the undersigned Grantor, Roy L. Martin, a married man, in hand paid by Steve Statkewicz and Michele Statkewicz, the receipt whereof is hereby acknowledged, the said Roy L. Martin, a married man (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Steve Statkewicz and Michele Statkewicz (herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the survey of Commercial Court, a commercial subdivision, as recorded in Map Book 26, at Page 117, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 103, at Page 486, and Deed Book 165, at Page 122, in the Probate Office; (3) Building setback line of 50 feet reserved from Commercial Court as shown by plat; (4) Easements as shown by recorded plat, including a 7.5 foot easement on the northerly and southerly sides and a 20 foot easement on the easterly side of the land; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 254, at Page 298, in the Probate Office; (6) Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations, as applicable, as set out in and as referenced in deed recorded in Deed Book 328, at Page 26, in the Probate Office; (7) Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Inst. #2001-18566 in the Probate Office.

This property does not constitute the homestead of Grantor herein.

\$193,700.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith.

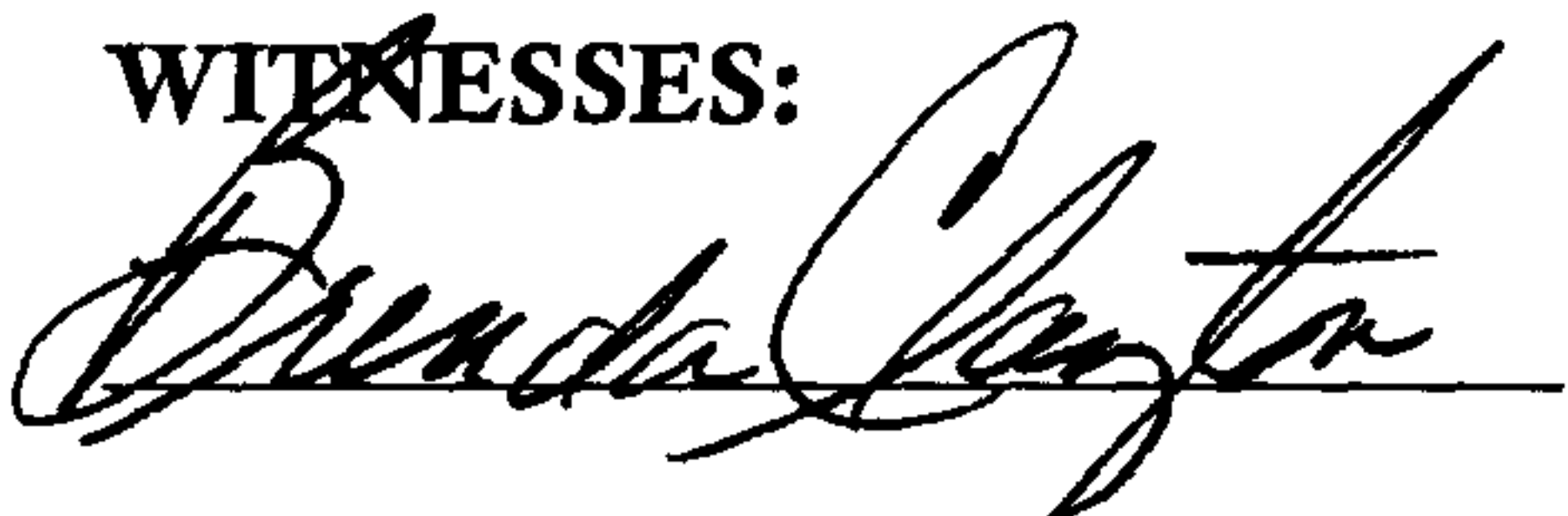
TO HAVE AND TO HOLD to the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event two Grantees herein survive the third Grantee, the entire interest in fee simple shall pass to the surviving Grantees, and thereafter, in the event

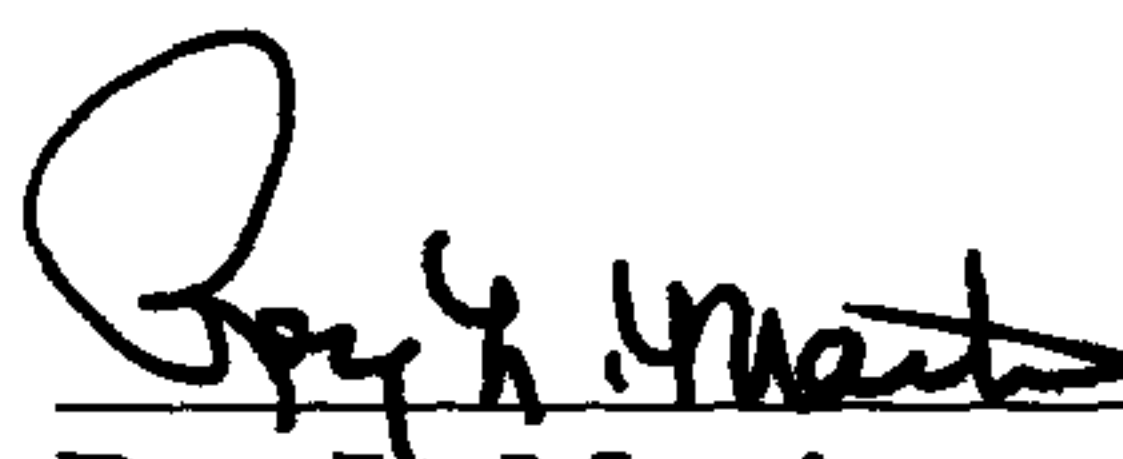
that one of the remaining two Grantees survives the other, the entire interest in fee simple shall pass to the surviving Grantee.

And said Grantor does for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his heirs and assigns shall, 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 undersigned has executed this conveyance on this the 15th day of September, 2004.

WITNESSES:




Roy L. Martin

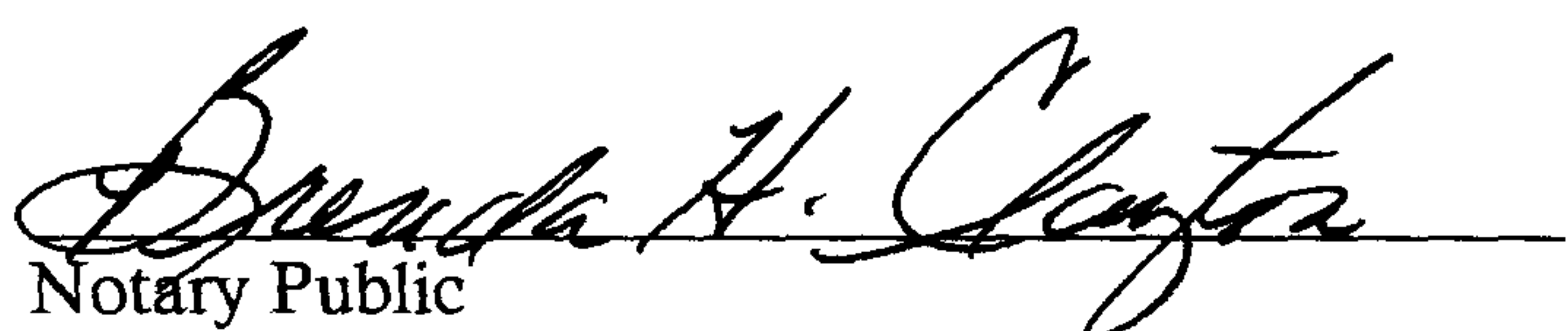
20041004000545250 Pg 2/2 64.00
Shelby Cnty Judge of Probate, AL
10/04/2004 10:37:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, 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 informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of September, 2004.


Notary Public

My Commission Expires: 4-27-05