

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

SEND TAX NOTICE TO:

RUSSELL CROWE
190 MOUNTAIN FOREST TRAIL
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIFTY ONE THOUSAND and 00/100 (\$51,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MICHAEL E. ROBERSON AND CANDACE ROBERSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RUSSELL CROWE AND PATRICIA CROWE, HUSBAND AND WIFE, (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 15, ACCORDING TO THE SURVEY OF SHELBY SPRINGS FARMS, LAKELAND SECTOR 2, AS RECORDED IN MAP BOOK 24 PAGE 144 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1998-50314 AND INST. #1999-4858 IN PROBATE OFFICE.
3. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 177 PAGE 501, DEED BOOK 161, PAGE 124 AND DEED BOOK 80 PAGE 169 IN PROBATE OFFICE.
4. RIGHT(S) OF WAY(S) GRANTED TO SHELBY COUNTY BY INSTRUMENT(S) RECORDED IN REAL 233 PAGE 801 IN PROBATE OFFICE.
5. RIGHT(S) OF WAY(S) GRANTED TO STATE OF ALABAMA BY INSTRUMENT(S) RECORDED IN DEED BOOK 121 PAGE 789 IN PROBATE OFFICE.

6. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INST. #1999-22198 IN PROBATE OFFICE.
7. RIGHT OF WAY OTHERS TO INGRESS, EGRESS AND USE OF WATER AS SET OUT IN DEED RECORDED IN DEED BOOK 207 PAGE 305 IN THE PROBATE OFFICE.

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, MICHAEL E. ROBERSON AND CANDACE ROBERSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 1ST day of OCTOBER, 2004.


MICHAEL E. ROBERSON


CANDACE ROBERSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that MICHAEL E. ROBERSON AND CANDACE ROBERSON, HUSBAND AND WIFE, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand this the 1ST day of OCTOBER, 2004.


Notary Public

My commission expires: 9-4-06