

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

That for and in consideration of **ONE HUNDRED SEVENTY AND NO/100 THOUSAND (\$170,000.00) DOLLARS** to the undersigned Grantor(s), **Brandon L. Cooper and Christy H. Cooper**, the receipt and sufficiency of which are hereby acknowledged, the said Grantor(s) does hereby grant, bargain, sell and convey unto **Corey J. Covington and Leah A. Covington** (herein referred to as Grantees), as joint tenants, the following described real estate in fee simple, situated in **SHELBY COUNTY**, Alabama, to-wit:

Lot 10, according to the Map and Survey of 6th Sector, Chanda Terrace, as recorded in Map Book 16, Page 10, in the Probate Office of Shelby County, Alabama.

Property Address : 2741 Wellington Drive
Pelham, Alabama 35124

Subject property to become the homestead of the Grantees named herein.

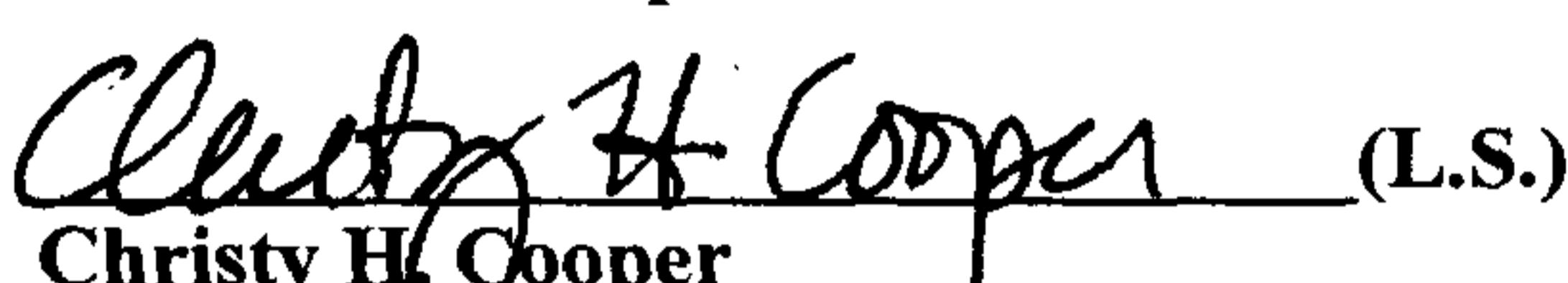
This conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property.

\$170,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. The GRANTOR does, individually and for their heirs, executors, and administrators, covenant with the GRANTEEES and their heirs and assigns that the GRANTOR is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the GRANTOR does have a good right to sell and convey the said premises; that the GRANTOR and his heirs, executors, and administrators shall warrant and defend the said premises to the GRANTEEES and their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has executed this Deed and set his seal thereto on this the 25th day of OCTOBER, 2004 at Birmingham, Alabama.

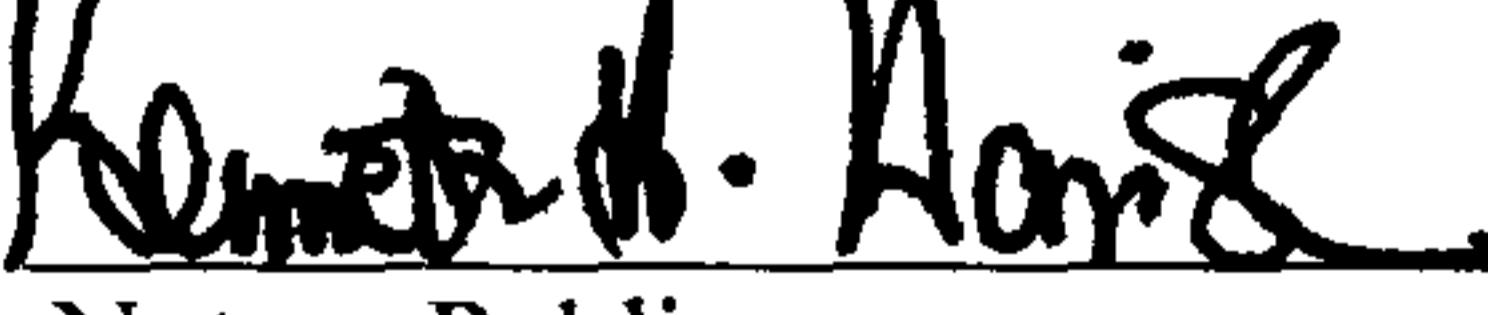

Brandon L. Cooper (L.S.)


Christy H. Cooper (L.S.)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State at Large, hereby certify that **Brandon L. Cooper and Christy H. Cooper**, whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 25th day of OCTOBER, 2004.



Notary Public
Commission Expires

MY COMMISSION EXPIRES JULY 2, 2007

THIS INSTRUMENT PREPARED BY:

Kenneth A. Hairston
517 Beacon Parkway West
Birmingham, AL 35209

