

**THIS DOCUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH
OF SURVEY, THEREFORE, THE SCRIVENER MAKES NO REPRESENTATION
AS TO TITLE OR LEGAL DESCRIPTION, HAVING RELIED SOLELY UPON
INFORMATION PROVIDED BY THE GRANTORS.**

This instrument was prepared by:
William P. Sproule, Attorney at Law
P.O. Box 492
Pleasant Grove, AL 35127

Address for taxes:
Paul and Joyce Lutz
1201 Highway 93
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama)
Shelby County)

*KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five
Thousand (\$ 5,000.00) and no/100--Dollars and other good and valuable consideration
to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt
whereof is acknowledged, we, John S. Shugrue and his wife, Pauline H. Shugrue (herein
referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Paul Lutz and
his wife, Joyce Lutz (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 BB, according to the Map of J & P Subdivision, recorded in Map Book 31,
Page 94, in the Probate Office of Shelby County, Alabama.

Subject to:

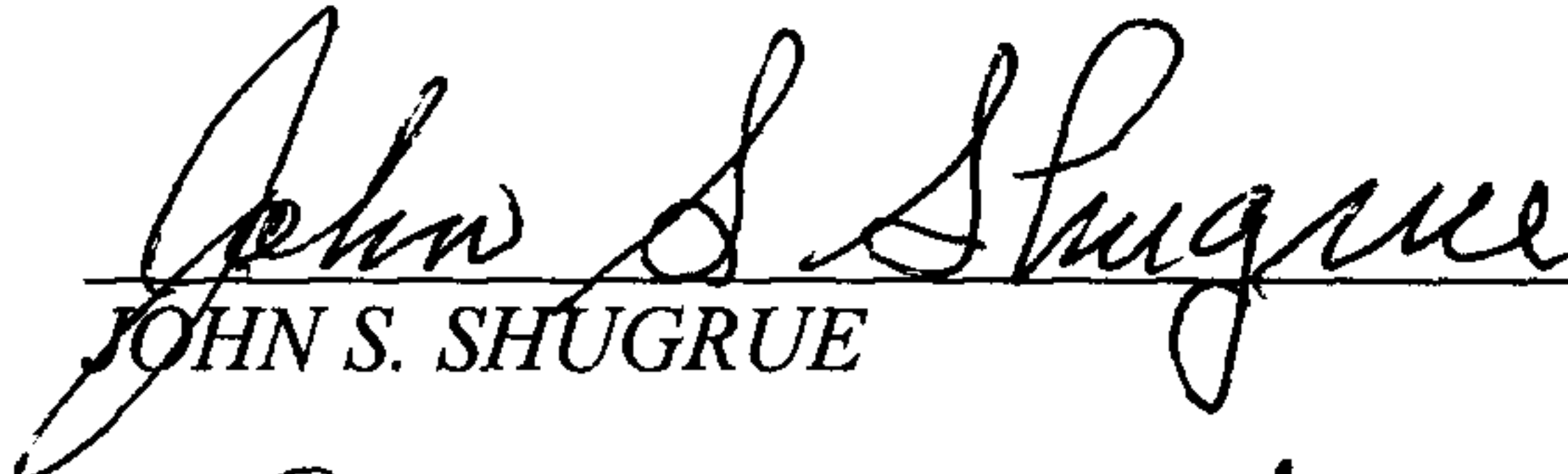
1. Ad valorem taxes for the current tax year, 2004 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.

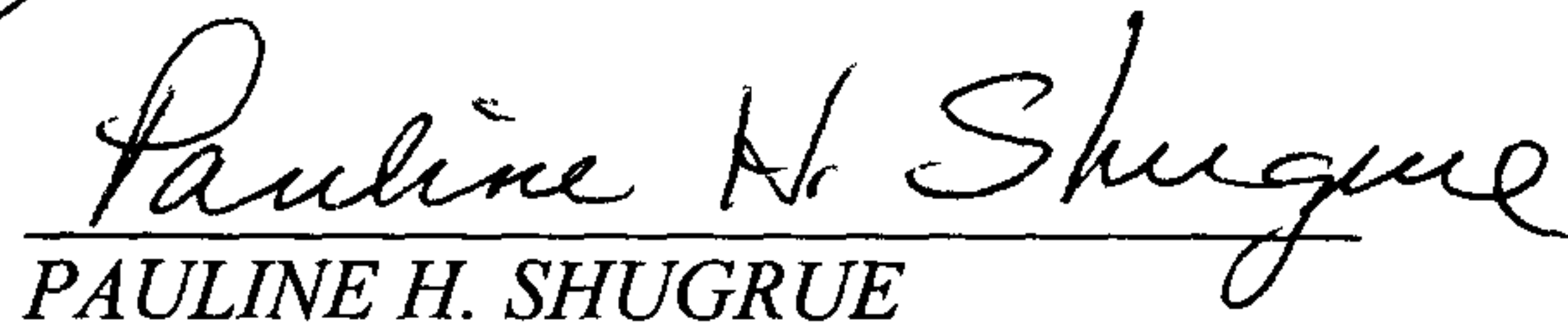
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of
survivorship.

*And we do for ourselves and for our heirs, executors and administrators covenant
with the said GRANTEES, their heirs, executors and assigns, that we are lawfully seized
in fee simple of said premises; that they are free from all encumbrances unless otherwise
noted above; that we have a good right to sell and convey the same as aforesaid; that we
will and our heirs, executors and administrators shall warrant and defend the same to the
said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of
all persons.*

Warranty Deed, Jointly with remainder to survivor
 John S. Shugrue and wife, Pauline H. Shugrue to
 Paul Lutz and wife, Joyce Lutz

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd
 day of November, 2004.


 JOHN S. SHUGRUE

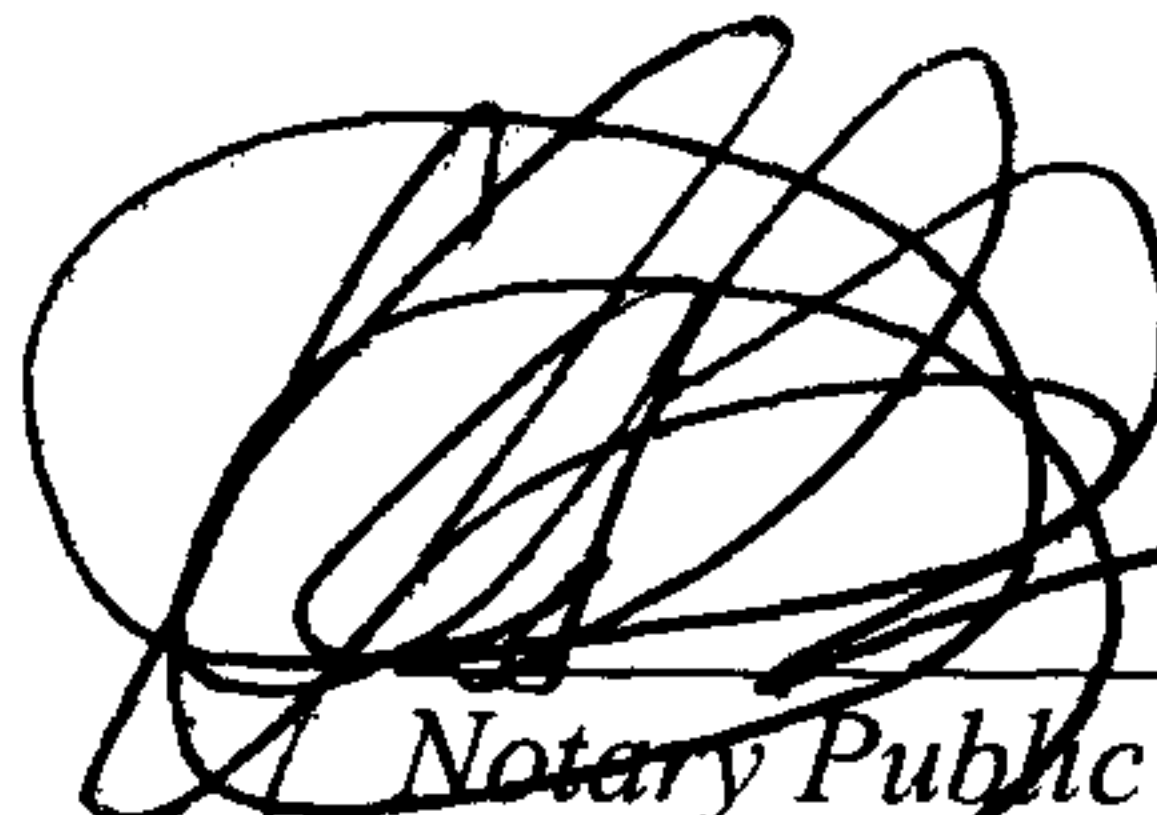

 PAULINE H. SHUGRUE

GENERAL ACKNOWLEDGMENT

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John S. Shugrue and his wife, Pauline H. Shugrue, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they have executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 2nd day of November,
 2004.


 Notary Public
 My Commission Expires: 8-16-2008