

This instrument was prepared by
(Name) William H. Halbrooks, Atty
(Address) 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice To: JOSEPH LEE MIDDLEBROOKS
name
1122 CAHABA RIVER ESTATES
address
BIRMINGHAM, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINE HUNDRED SEVENTEEN THOUSAND AND NO/100-----
----- DOLLARS (\$917,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ARTHUR S. LUDWIG, JR., a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto JOSEPH LEE MIDDLEBROOKS AND TERRI D MIDDLEBROOKS

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

\$ 1,150,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

The herein above described property does not constitute the
homestead of the Grantor, nor that of his spouse.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 17th
day of December, 2004, ~~19~~ ~~2004~~.

_____(Seal) Arthur S. Ludwig Jr. _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned
ARTHUR S. LUDWIG, JR. a Notary Public in and for said County, in said State, hereby certify that
whose name(s) 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, he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 17th day of December, 2004 A.D., 1904
William H. Halbrooks Notary Public

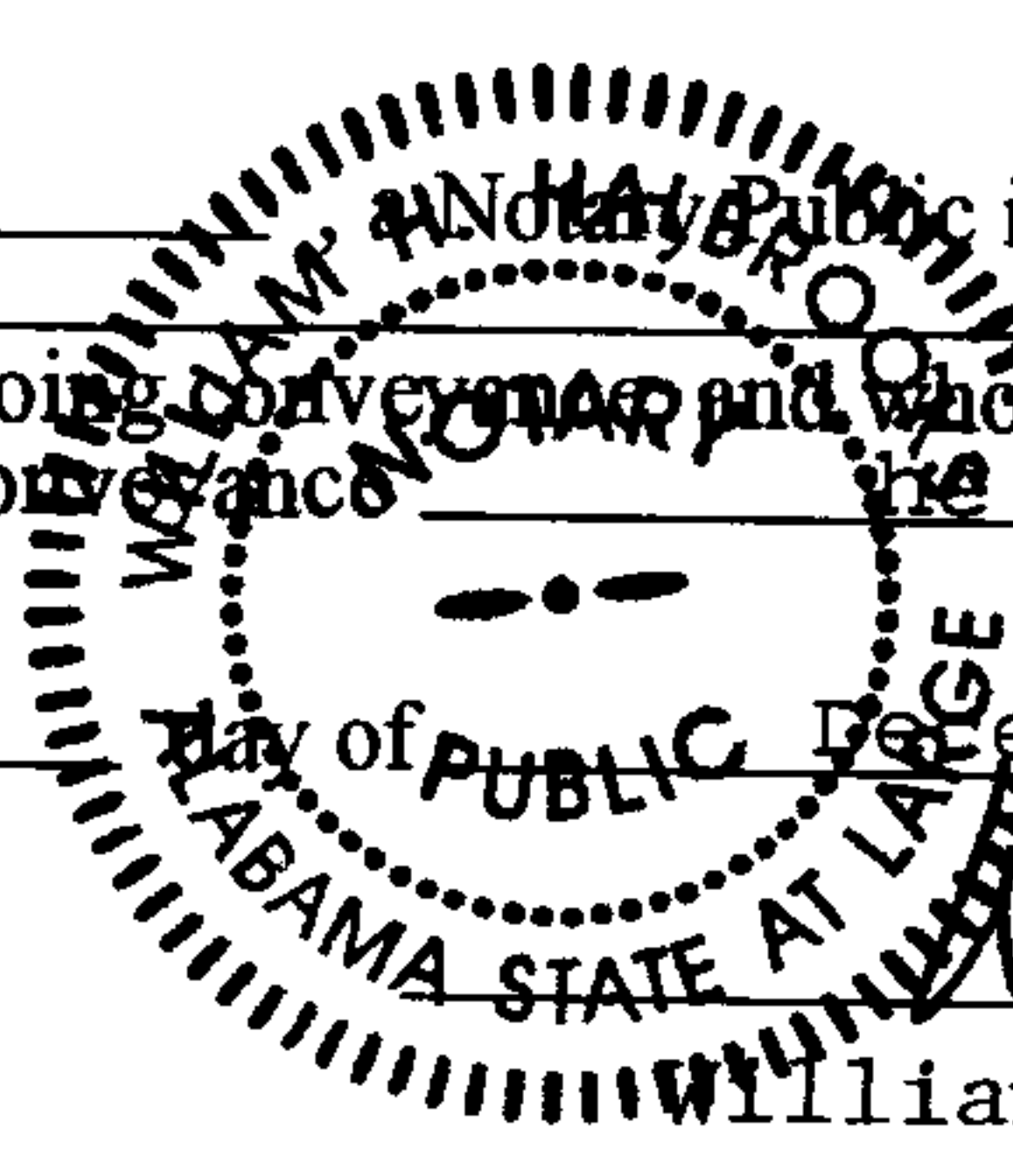


EXHIBIT "A"

20041228000702070 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
12/28/2004 11:05:00 FILED/CERTIFIED

Parcel I:

A parcel of land being in the Northerly portion of Lot 19, according to the Survey of Cahaba River Estates, as recorded in Map Book 3, Pages 32 and 33 in the Office of the Judge of Probate of Jefferson County, Alabama, and also recorded in Volume 17, Page 64, Birmingham Office of the Judge of Probate of Jefferson County, Alabama, and also recorded in Shelby County, Alabama, in Office at the Judge of Probate in Map Book 3, Page 11, and being more particularly described as follows: Begin at the Northwest corner of said Lot 19, said point also being the Northwest corner of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, thence run in a Southerly direction along the West line of said 1/4-1/4 Section, said line also being the West line of said Lot 19, a distance of 362.28 feet; thence 90 degrees 00 minutes to the left and run in an Easterly direction 16 feet; thence 79 degrees 40 minutes to the right and run in a Southerly direction a distance of 120.67 feet; thence 35 degrees 01 minutes to the left and run in a Southeasterly direction a distance of 58.18 feet; thence 21 degrees 00 minutes to the left and run in a Southeasterly direction a distance of 127.02 feet; thence 90 degrees 00 minutes to the left and run in a Northeasterly direction a distance of 7.55 feet; thence 79 degrees 36 minutes to the right and run in a Southeasterly direction a distance of 52.83 feet to a point on the Easterly line of said Lot 19, thence turn an angle to the left and run in a Northerly direction along the East line of said Lot 19 for a distance of 575.31 feet to a point on the North line of said Lot 19, said point also being situated on the North line of said 1/4-1/4 Section; thence 89 degrees 20 minutes 45 seconds to the left and run in a Westerly direction along the North line of said 1/4-1/4, also being the North line of said Lot 19, a distance of 250 feet to the point of beginning.

Parcel II:

Lot 18-A, according to the Survey of Cahaba River Estates, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 11.

Parcel III:

All of Lot 17, all of Lot 18, also Lot 16, except that portion which lies Northeasterly of the centerline of a road, said excepted portion being more particularly described as follows: Begin at the northeast corner of said Lot 16, run thence west along the north boundary of said Lot 16 a distance of 195.34 feet; thence turn an angle to the left of 108 degrees 31 minutes and run southerly a distance of 156.69 feet, thence turn an angle to the left of 12 degrees 50 minutes and continue southeasterly along the center of said road for 107.36 feet, thence turn an angle to the left of 18 degrees 47 minutes and continue southeasterly along the center of said road for 152.23 feet to the beginning of a curve to the left having a radius of 82.61 feet, thence along the arc of said curve in the center of said road a distance of 19.2 feet, more or less, to an intersection with the easterly boundary of Lot 16, thence Northerly along the Easterly boundary of said Lot 16 for 348 feet, more or less, to the point of beginning; all according to the map and survey of Cahaba River Estates, a map of which is recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Map Book 17, Page 64. Said map and survey of Cahaba River Estates is also recorded in the Bessemer Division of the Office of the Probate Judge of Jefferson County, Alabama, in Map Book 3, Pages 32 and 33, and is also recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Book 3, Page 11.