

Document Prepared By:  
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1707 29th Court South  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Jana C. Fuqua**  
3217 Brook Highland Trace  
Birmingham, AL 35244

**GENERAL WARRANTY DEED-JOINT TENANTS RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA       }  
COUNTY OF Shelby       }

THAT IN CONSIDERATION OF **Three Hundred Forty Nine Thousand, Nine Hundred Dollars (\$349900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we, **Southern Realty Investment Group, LLC**

and **James Melton, dba Southern Realty Investment Group, LLC**  
(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto  
**Jana C. Fuqua and David F. Fuqua**

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in SHELBY County, Alabama to wit:

**Lot 5, according to the Survey of Brook Highland, 1st Sector, as recorded in Map Book 12, page 62 A and B in the Probate Office of Shelby County, Alabama**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

**\$279900.00 and 70,000.00 second** of the above consideration above paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/theirs heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this 30th day of December, 2004.

GRANTOR(S)

BY: **Southern Realty Investment Group, LLC**

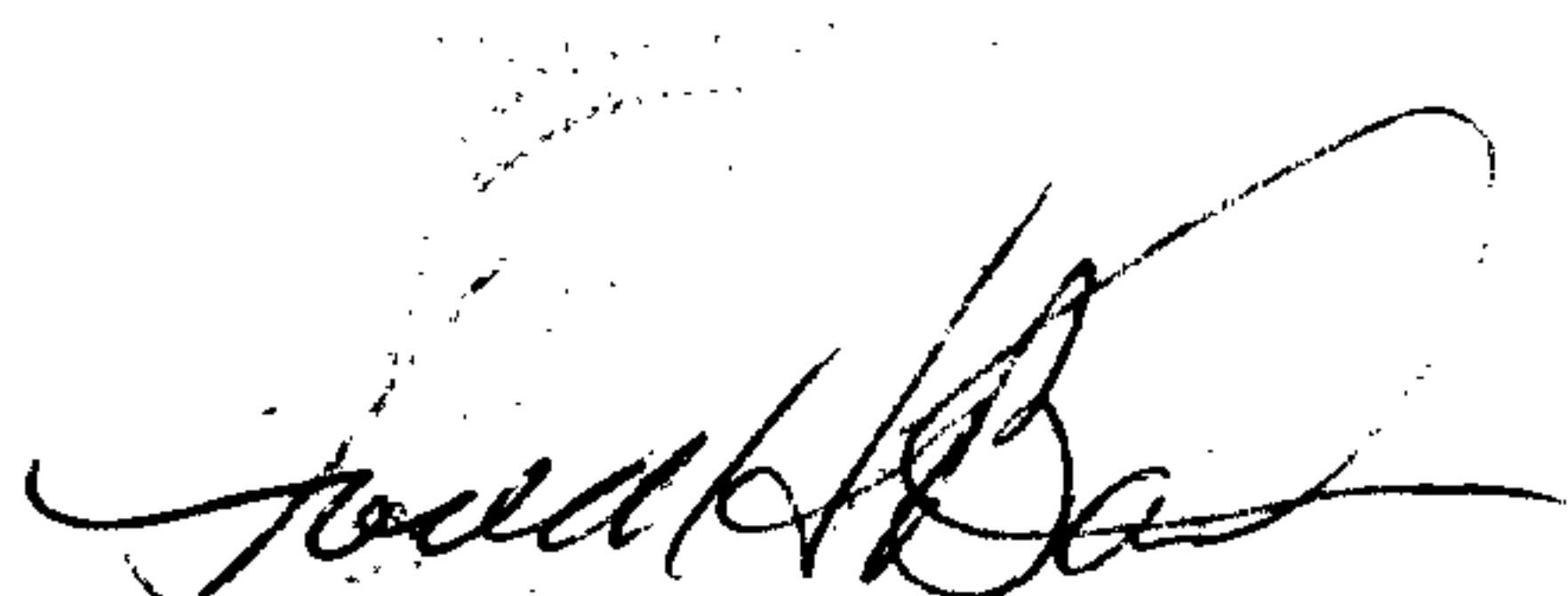
 (SEAL)  
**James Melton as Sole Member**

 (SEAL)  
**James Melton, individual**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned notary public in for and said State, hereby verify that **James Melton and James Melton as Sole Member of Southern Realty Investment Group, LLC** whose name(s) is signed to the foregoing conveyance, and who is known to me, he acknowledge before me on this day that, being informed of the contents of the document, he executed the same voluntarily with full company authority on the same bears date.

Given under my hand and seal this 30th day of December, 2004.

  
Notary Public  
My commission expires: 02/20/05