

This Instrument Prepared By:

Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 312
Hoover, Alabama 35244

Send Tax Notice To:

Justin J. Geissler
416 13th Street NW
Alabaster, Alabama 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Eighty-six Thousand Five Hundred and No/100 Dollars (\$86,500.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged,

JP MORGAN CHASE BANK, AS TRUSTEE

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

JUSTIN J. GEISSLER and KRYSTELLE GEISSLER

(herein referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate, situated in a SHELBY COUNTY, ALABAMA, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. All assessments and taxes for the year 2005 and all subsequent years.
2. Restrictions, covenants and easements of record.

\$ 86,500.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship; 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.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, the said Grantor, by Sharmel Dawson-Tyau, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of January, 2005.

ATTEST:

Lina Kalambayi
Its: Assistant-Secretary
Lina Kalambayi

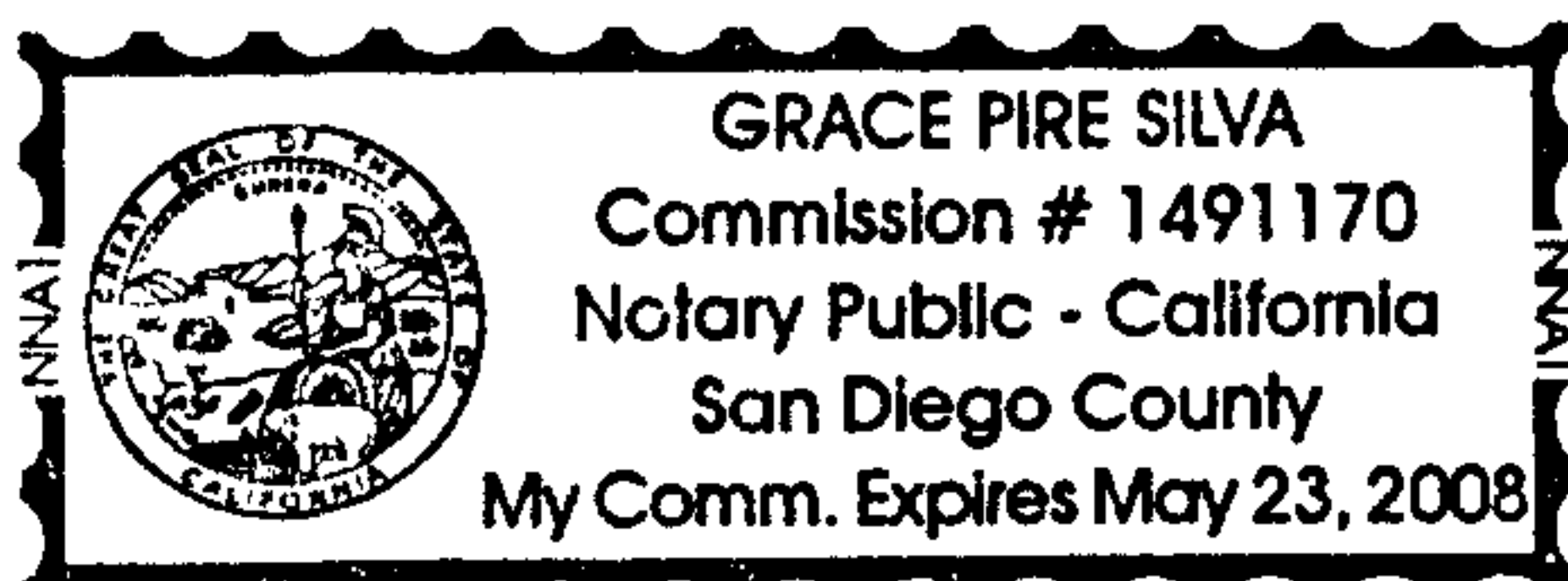
JP MORGAN CHASE BANK, AS TRUSTEE

By: Sharmel Dawson-Tyau
Its: Assistant-VP
Sharmel Dawson-Tyau

STATE OF CA)
COUNTY OF San Diego)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Sharmel Dawson-Tyau, whose name as Assistant-VP of **JP MORGAN CHASE BANK, AS TRUSTEE**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 6th day of January, 2005.



Grace Pire Silva
Notary Public
My Commission Expires: _____

EXHIBIT A

COMMENCE at the Northwest corner of the Southeat quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West run in an Easterly direction along the Northerly line of quarter - quarter section for a distance of 401.37 feet; thence 37 degrees 07 minutes to the right in a Southeasterly direction for a distance of 528.17 feet to the POINT OF BEGINNING; thence 86 degrees 04 minutes 20 seconds to the right in a Southwesterly direction a distance of 62.41 feet; thence 71 degrees 47 minutes to the right in a Northwesterly direction a distance of 162.25 feet to a point on the Southeasterly line of 13th Street NW; thence 106 degrees 34 minutes to the right in a NOrtheasterly direction and along said Southeasterly line of 13th Street NW a distance of 100.00 feet; thence 63 degrees 21 minutes to the right in a Southeasterly direction a distance of 133.05 feet; thence 79 degrees 52 minutes to the right in a Southerly direction a distance of 64.80 feet to the Point of Beginning.