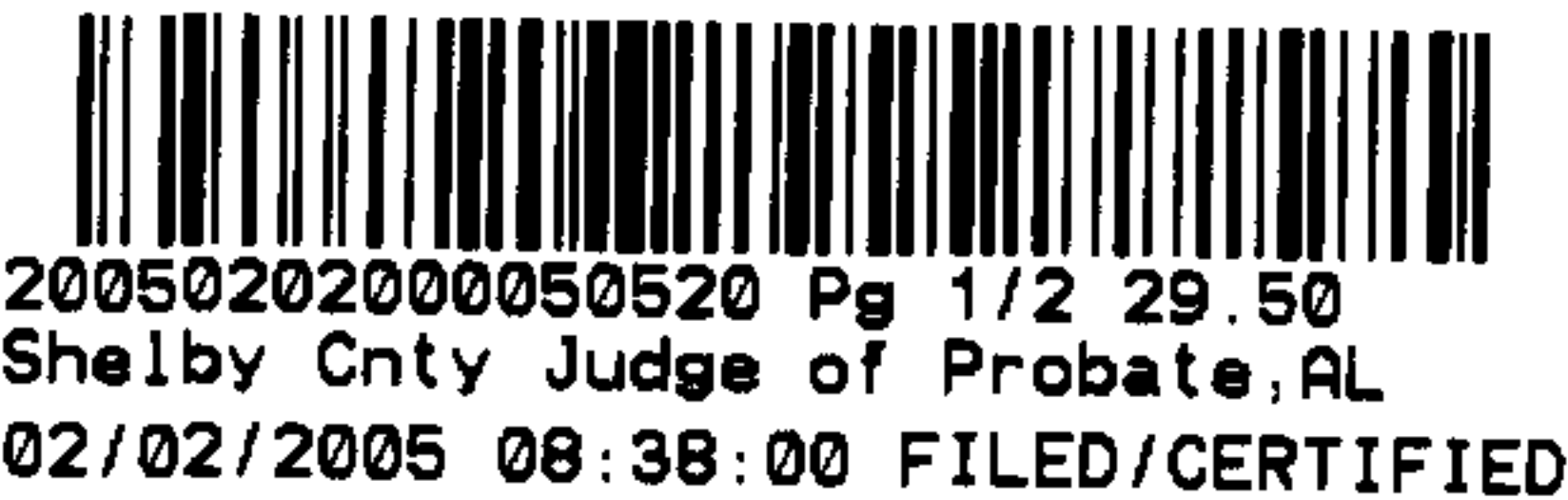


This instrument was prepared by:
Patrick F. Smith
Dominick, Fletcher, Yeilding, Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35223

SEND TAX NOTICE TO:
William Winks
Patsy Winks
224 Oaklyn Hills Drive
Chelsea, AL 35043



WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of **Three Hundred Nine Thousand Nine Hundred and No/100ths (\$309,900.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I, **John D. Woodham, III** a Married man(hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **William Winks and Patsy Winks as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

Lot 90, according to the Final Plat of Oaklyn Hills Phase 2, as recorded in Map Book 30, Page 17, in the Probate Office of SHELBY County, ALABAMA.

Subject to :

Taxes for the year 2005 and subsequent years.

35-foot building line as shown on recorded map.

15-foot easement on east side of lot as shown on recorded map.

7 1/2-foot easement on east side and northeast side of lot as shown on recorded map.

Right-of-way granted to SHELBY County recorded in Deed Book 229, Page 592 and Deed Book 39, Page 469.

Transmission Line Permit to Alabama Power Company as recorded in Deed Book 39, Page 469 and Deed Book 165, Page 105.

Rail road right of way reserved by South and North Alabama Railroad recorded in Deed book "T", Page 655

Timber Sale Agreement with Double Mountain LLC recorded in Inst. No. 1995-2626.

Restrictions appearing of record in Inst. No. 1998-27389 and amended by Inst. No. 2002-34405.

Declaration of covenants, conditions and restrictions recorded in Inst. No. 2002-34406; Inst. No. 1998-27399; Inst. No. 1999-7744 and in Inst. No. 1994-29305.

Restrictive Covenants and Grant of Land Easements for underground facilities granted to Alabama Power recorded in Inst. No. 2002-46361.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. No. 1994-29305.

\$294,400.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith. The property conveyed herein is not the homestead of the grantor or the grantor's spouse.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 20th, 2005.



John D. Woodham, III

20050202000050520 Pg 2/2 29.50
Shelby Cnty Judge of Probate, AL
02/02/2005 08:38:00 FILED/CERTIFIED

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Woodham, III whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal on January 20th, 2005.

Notary Public

Commission Expires: 10/06/2005

