

Send Tax Notice To:
Mr. & Mrs. Keith D. Martin
1411 Liberty Park Loop
Birmingham, Alabama 35242

This Instrument prepared by:
Guy V. Martin, Jr., Esq.
Martin, Rawson & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

THIS INDENTURE, executed this 18TH day of February, 2005, by J. ANTHONY JOSEPH, a married person, GAIL J. OWEN, a single person, and the ESTATE OF L. DOUGLAS JOSEPH, by Kathy Joseph, as Personal Representative and KATHY JOSEPH, an unmarried person (collectively referred to as "Grantor") in favor of KEITH D. MARTIN and wife, SARAH N. MARTIN (collectively referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$87,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

The purchase price for the property is secured by a purchase money mortgage executed simultaneously herewith in the amount of \$375,000.00.

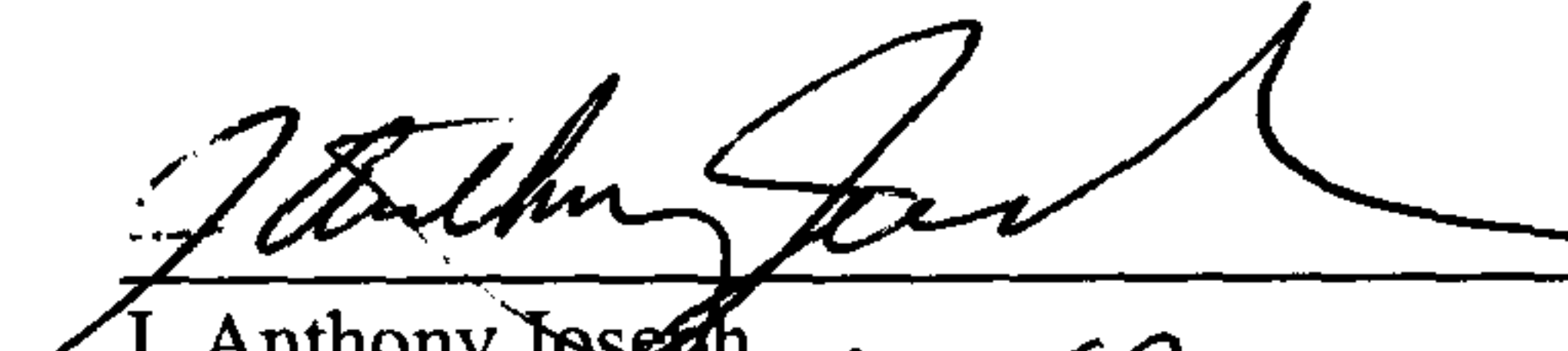
Doug Joseph is one and the same as L. Douglas Joseph.

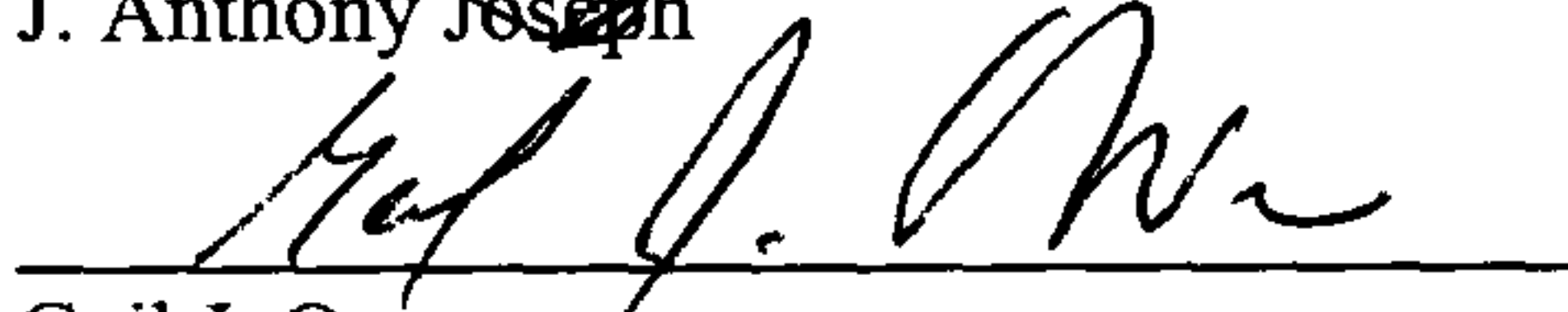
Grantor certifies to Grantee that no part of the Property constitutes the homestead of any Grantor, Grantor's spouse, or any other person.


TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns. And Grantor does for itself, and for the heirs, executors, and administrators of Grantor, covenant with the said Grantee, his heirs and assigns, 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 the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed, on the day and year first above written.

"GRANTORS:"

 [SEAL]
J. Anthony Joseph


 [SEAL]
Gail J. Owen

 [SEAL]
Kathy Joseph as Personal Representative of the
Estate of L. Douglas Joseph, deceased

 [SEAL]
Kathy Joseph, individually

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

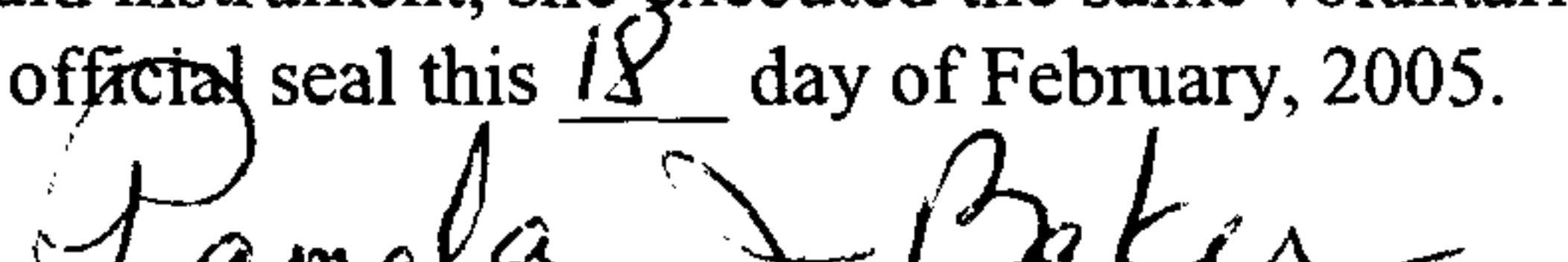
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Anthony Joseph, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 18th day of February, 2005.


Notary Public

My Commission Expires **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: JULY 25, 2006

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

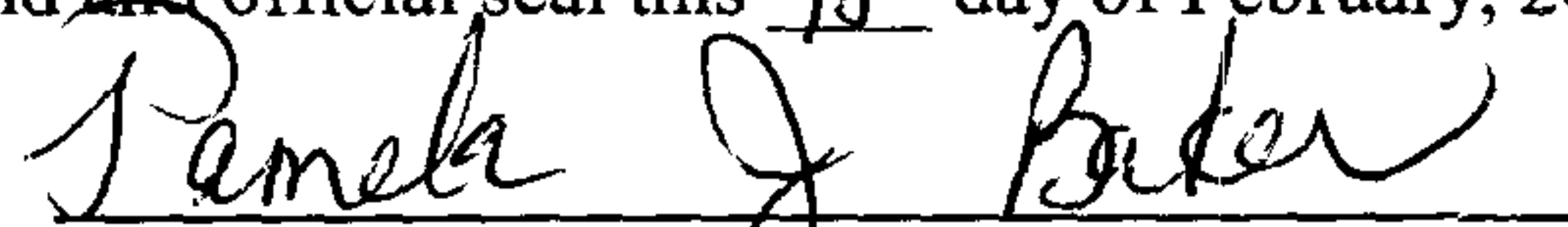
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gail J. Owen, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 18 day of February, 2005.


Notary Public

My Commission Expires **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: JULY 25, 2006

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathy Joseph whose name as Personal Representative of the Estate of L. Douglas Joseph, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 18th day of February, 2005.




Notary Public

My Commission Expires ~~NOTARY PUBLIC STATE OF ALABAMA AT LARGE~~
~~MY COMMISSION EXPIRES: JULY 25, 2008~~

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathy Joseph, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 18 day of February, 2005.



Notary Public

My Commission Expires ~~NOTARY PUBLIC STATE OF ALABAMA AT LARGE~~
~~MY COMMISSION EXPIRES: JULY 25, 2008~~

EXHIBIT A

Lot 5, according to the survey of The Meadow at Tara, as recorded in Map Book 29 Page 46 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.