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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
SOMKHOVANH ROUBSOUAY
112 DALE DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$109,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, HEATHER D. HOWARD AND BOBBY S. HOWARD, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SOMKHOVANH ROUBSOUAY and RACHEL L. ROUBSOUAY, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3 BLOCK 1 ACCORDING TO THE SURVEY OF GREEN VALLEY AS RECORDED IN MAP BOOK 5 PAGE 94 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. BUILDING SETBACK LINE OF 30 FEET RESERVED FROM DALE DRIVE
3. EASEMENTS AS SHOWN BY RECORDED PLAT INCLUDING 10 FEET ON THE SOUTHERLY SIDE OF THE LAND.
4. RESTRICTIONS COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN MISC 1 PAGE 10 IN THE PROBATE OFFICE.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED 101 PAGE 79 DEED 126, PAGE 174 AND DEED 271, PAGE 242 IN THE PROBATE OFFICE.
6. RIGHTS OF WAYS GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENTS RECORDED IN DEED 277, PAGE 23 IN THE PROBATE OFFICE.
7. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN MISC BOOK 1, PAGE 305 AND COVENANTS PERTAINING THERETO RECORDED IN MISC BOOK 1 PAGE 308 IN THE PROBATE OFFICE.

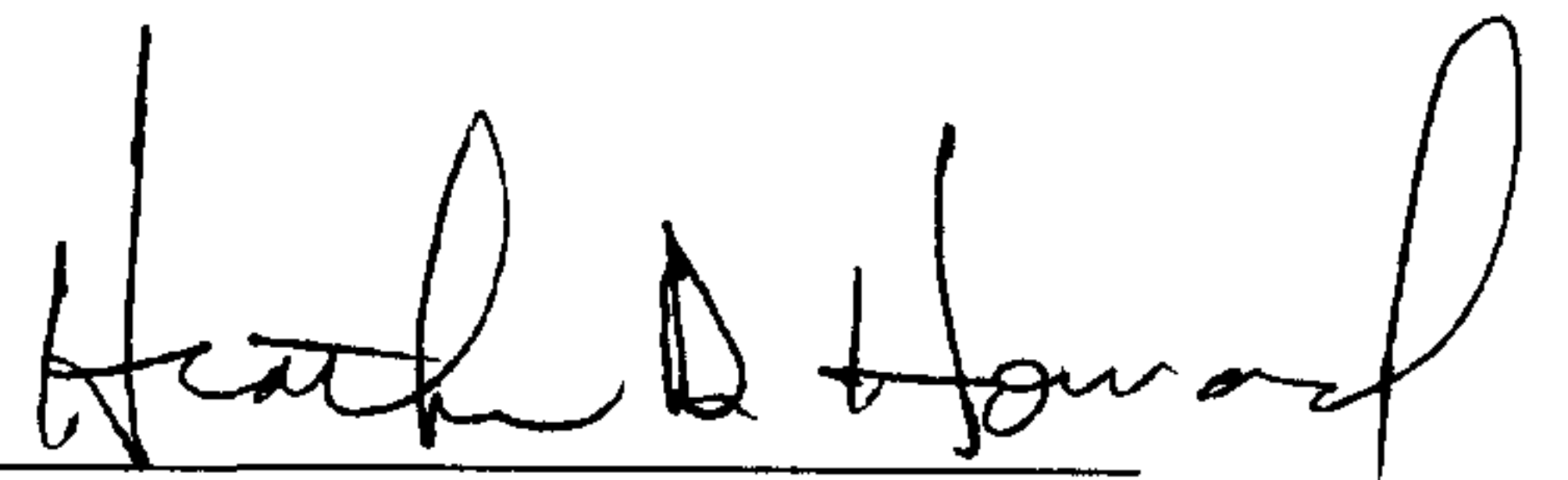
\$109,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

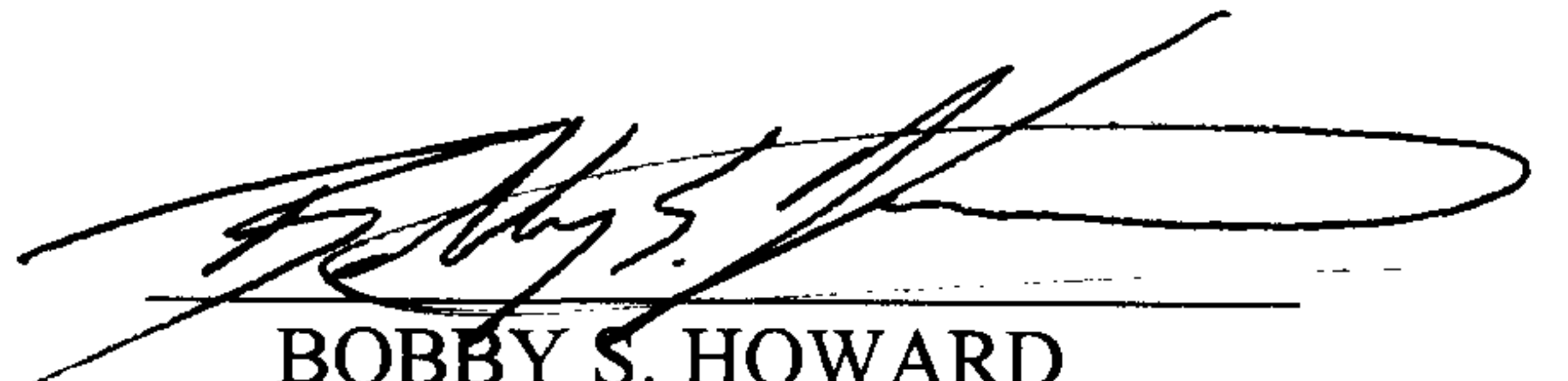
shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, HEATHER D. HOWARD AND BOBBY S. HOWARD, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of February, 2005.



HEATHER D. HOWARD



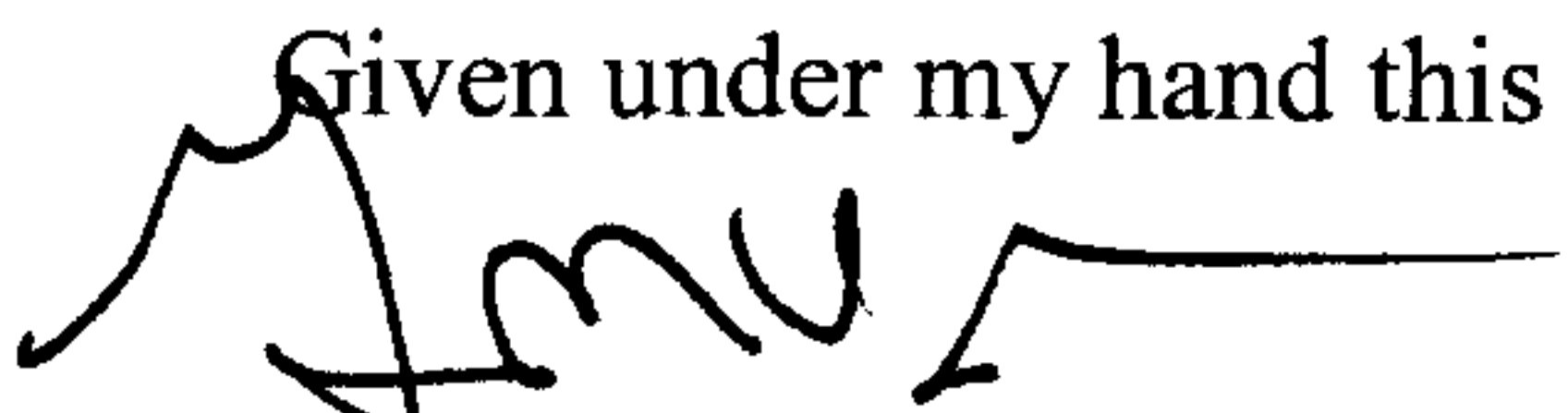
BOBBY S. HOWARD

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HEATHER D. HOWARD AND BOBBY S. HOWARD, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of February, 2005.



Notary Public

My commission expires: 9-29-06

