

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
(Address) Birmingham, AL 35209

Send Tax Notice To: Robert B. Driscoll

name

1041 Forest Meadows DRive

address

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Forty-Five Thousand and No/100 Dollars---\$ (\$345,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. Troy Howard and Jill F. Howard, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert B. Driscoll and Shelley R. Driscoll

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 20, according to the Survey of Forest Meadows, 1st Sector, as recorded in Map Book 19, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 244,000.00 of the purchase price recited above was paid from a mortgage loan 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of February, 2005.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

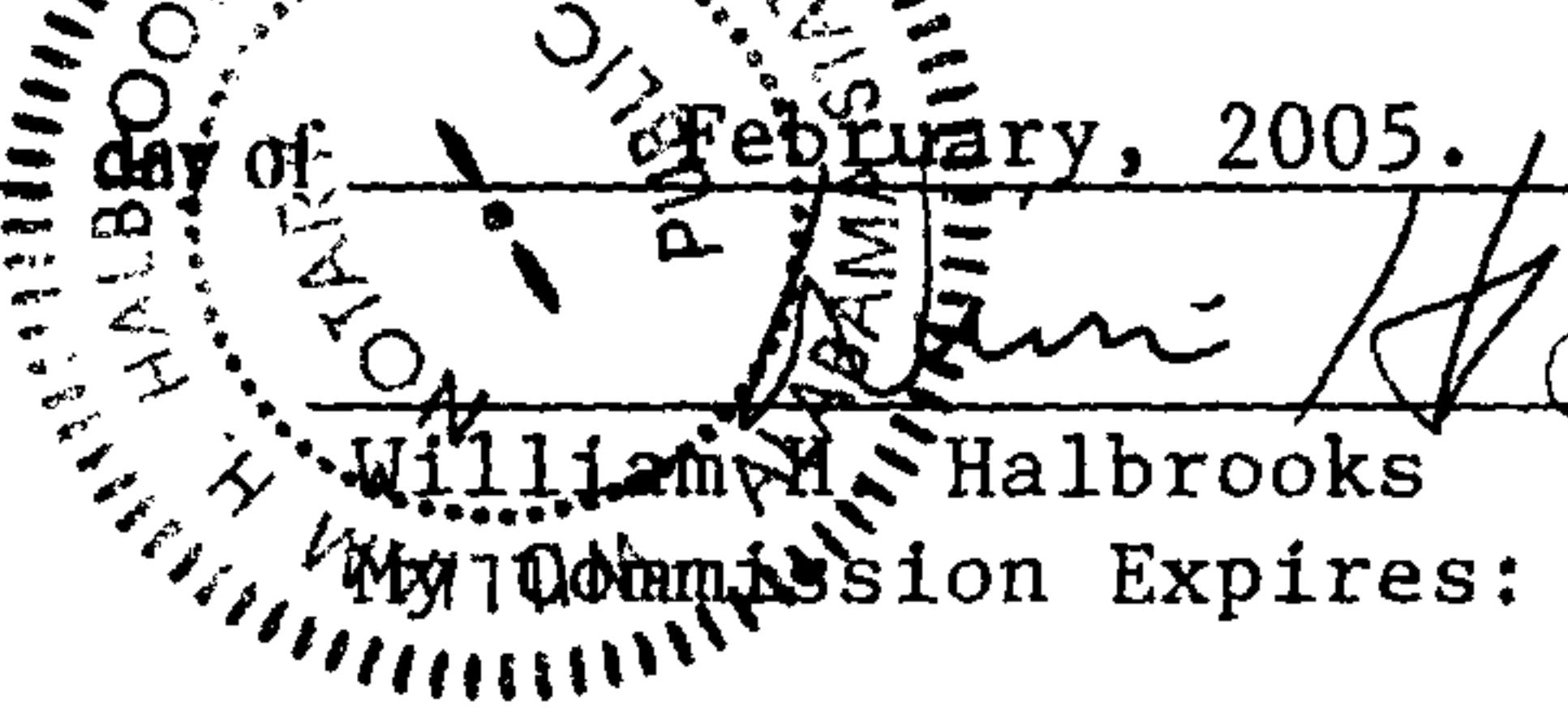
STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that J. Troy Howard and Jill F. Howard whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 28th day of February, 2005. A.D.



Notary Public