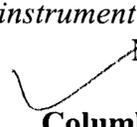


Send Tax Notice To:
JONATHAN & KATHEY RUDD
212 EAST STERRETT STREET
COLUMBIANA AL 35051


20050323000130390 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/23/2005 11:52:10AM FILED/CERT

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **ONE HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/00 (\$172,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

WOODFORD S. QUINN III AND WIFE, KELLY M QUINN

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

JONATHAN RUDD AND KATHEY RUDD

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$155,250.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

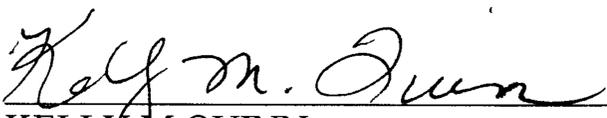
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of March, 2005.



WOODFORD S. QUINN III



KELLY M QUINN

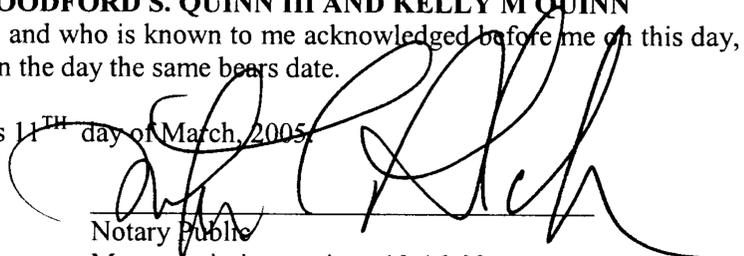
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State hereby

WOODFORD S. QUINN III AND KELLY M QUINN

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March, 2005.



Notary Public

My commission expires: 10-16-08



20050323000130390 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/23/2005 11:52:10AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the SW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 24, and run North 2 degrees 19 minutes West (magnetic bearing) along said Section line for a distance of 1311.26 feet to a point (being the Northwest corner of said 1/4-1/4 section); thence North 85 degrees 28 minutes East (MB) along said 1/4-1/4 section line for a distance of 1337.0 feet to a point (being Northeast corner of said 1/4-1/4 section); thence South 2 degrees 06 minutes 30 seconds East along said 1/4-1/4 section line for a distance of 639.0 feet to the point of beginning, which said point is on the North margin of the J. D. and Polly C. Rowland lot; thence South 87 degrees 53 minutes 30 seconds West (MN) for a distance of 9.0 feet to a point; thence South 2 degrees 06 minutes 30 seconds East (MB) for a distance of 147 feet, more or less, to the North boundary of East Sterrett Street, as described in that certain right of way deed recorded in Deed Book 228, at Page 356, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 87 degrees 17 minutes 30 seconds West along the North boundary of said East Sterrett Street for a distance of 200 feet to the Southwest corner of what was formerly known as the Williams lot; thence North and parallel with the East boundary of said 1/4-1/4 section for a distance of 209 feet; thence Easterly, parallel with North boundary of said 1/4-1/4 section, for a distance of 209 feet to the East boundary of said 1/4-1/4 section; thence South along the East boundary of said 1/4-1/4 section for a distance of 59 feet, more or less, to the point of beginning.