

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

Bobby S. Owens
1601 Mountain Lodge Trail
Irondale, AL 35210

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Wendy Williams Johnson, a married woman, Stephen Daniel Williams, an unmarried man, and Lesa Williams David, a married woman** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Bobby S. Owens and Randy Wilson** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Begin at the Northeast corner of the Southwest quarter of Northwest quarter of Section 18, Township 18 South, Range 1 East; thence run West along the North line of said quarter-quarter section for 868.46 feet; thence 137 degrees 50' 30" left an run Southeasterly for 630.65 feet to a point on the Northerly right of way line of a county road; thence 86 degrees 43' left and run Northeasterly along said right of way line for 231.78 feet to the beginning of a curve to the right, said curve having a radius of 3860.06 feet; thence continue Northeasterly along said right of way line and along the arc of said curve to the right for 351.01 feet to a point on the diagonal line bisecting the Southwest Quarter of Northwest Quarter of said Section 18; thence run Northwesterly along said diagonal line for 36.46 feet to point of beginning.

The property described in this instrument is not the homestead of the Grantor. Said Grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

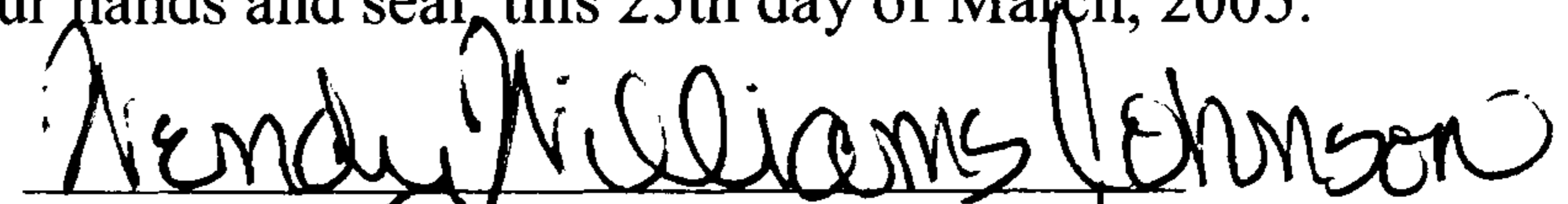
\$140,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

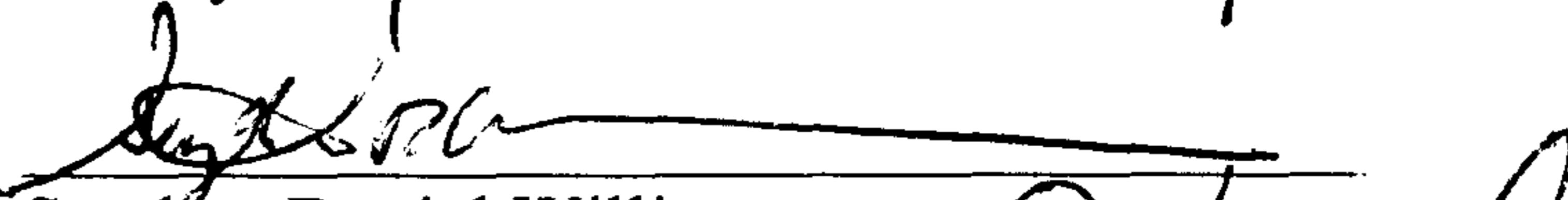
\$17,500.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

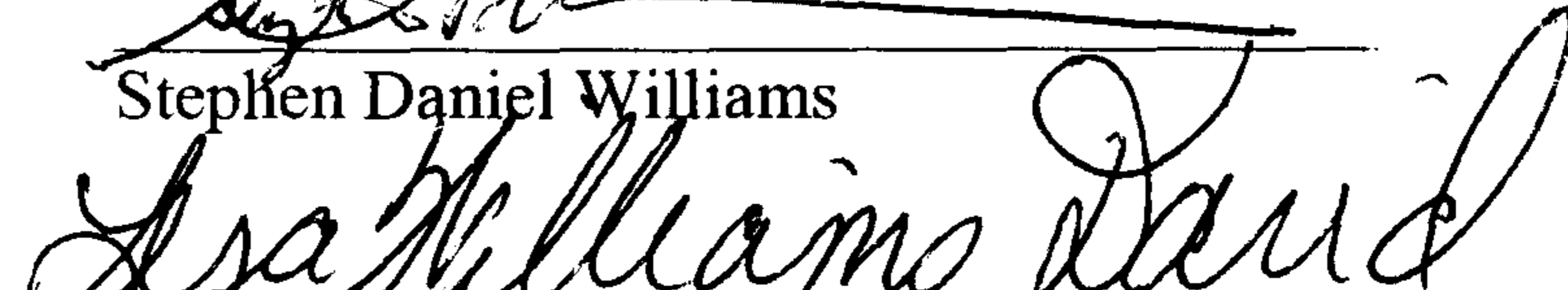
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 25th day of March, 2005.


Wendy Williams Johnson


Stephen Daniel Williams


Lesa Williams David

Shelby County, AL 04/18/2005
State of Alabama

Deed Tax: \$17.50

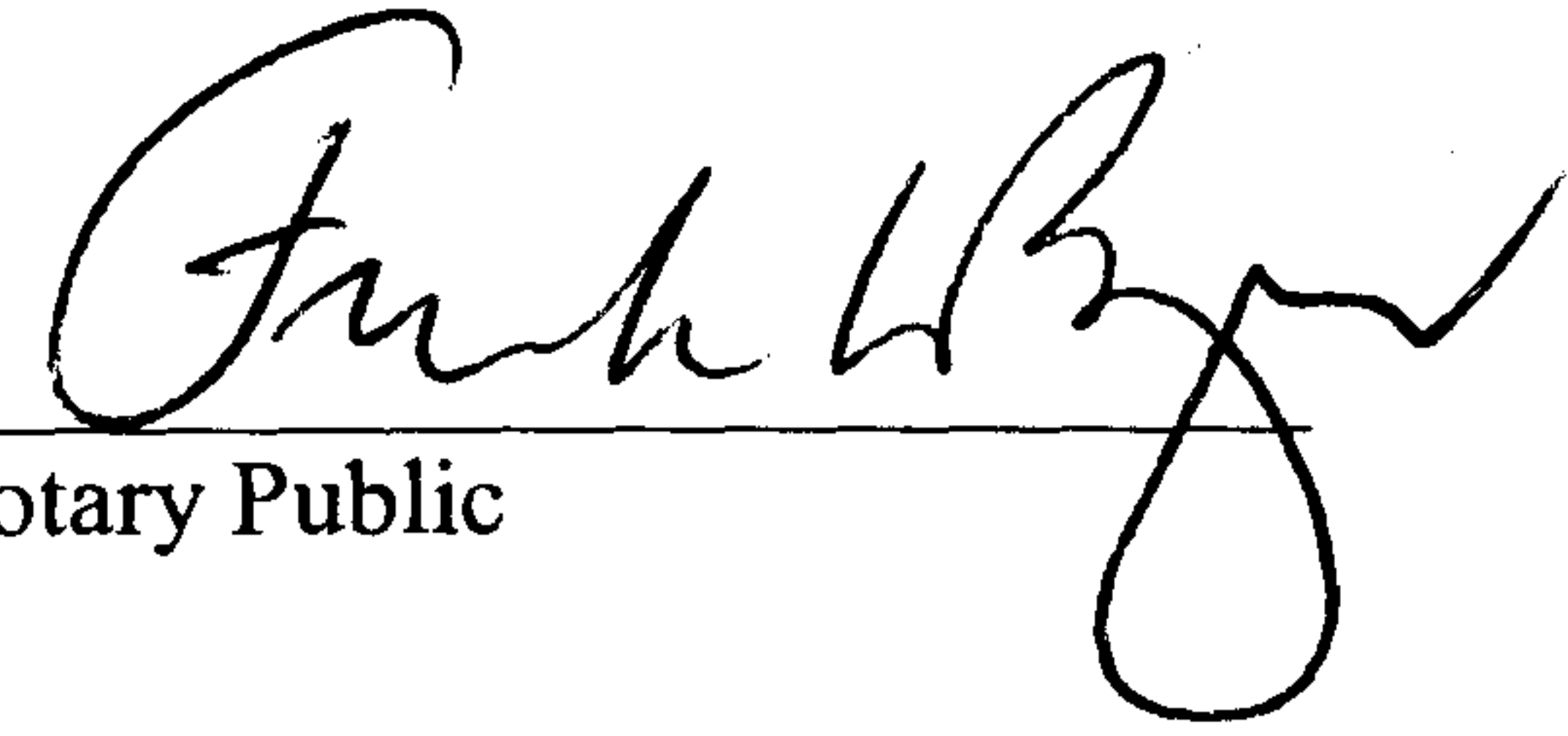


20050418000181520 2/2 \$32.50
Shelby Cnty Judge of Probate, AL
04/18/2005 01:23:26PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wendy Williams Johnson, a married woman, Stephen Daniel Williams, an unmarried man, and Lesa Williams David, a married woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of March, 2005.



Notary Public

My Commission Expires: 11/20/2008