

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TWO HUNDRED TWENTY FIVE DOLLARS & 00/100----- (\$225,000.00) and other valuable considerations to the undersigned GRANTOR(S) MARY JULIANN CAMPBELL INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED B. COLVIN, DECEASED, PROBATE CASE #PR -2005-000052 (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTORS does by these presents GRANT, BARGAIN, SELL and CONVEY unto MATTHEW SEAN CLARKE AND RHIANNON L. CLARKE, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of SHELBY, State of Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF JAMESWOOD, FIRST SECTOR, AS RECORDED MAP BOOK 10, PAGE 45 OF THE RECORDS, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

\$191,250.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.


Mildred B. Colvin was the surviving grantee of deed recorded in Volume 121, Page 554. The other grantee, Carroll C. Colvin, having died on or about _____. Mary Juliann Campbell is the sole beneficiary under the Last Will & Testament of Mildred B. Colvin.

Subject to: Easements, restrictive covenants and rights of ways as shown by the public records. Ad valorem taxes for the year 2005 and any subsequent years.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the ____ DAY OF MAY, 2005.

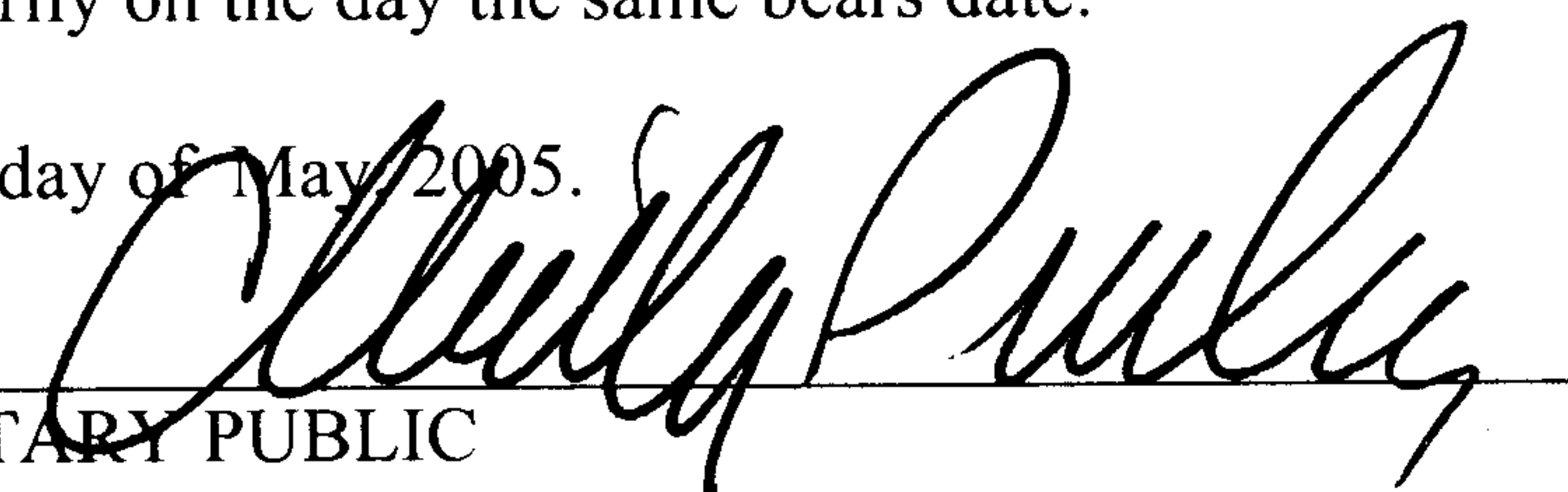

MARY JULIANN CAMPBELL, INDIVIDUALLY,
AND AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF MILDRED B. COLVIN

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county and state hereby certify that MARY JULLIAN CAMPBELL, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED B. COLVIN, DECEASED, PROBATE CASE #PR-2005-000052 whose name is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she individually and in his/her capacity as such Representative, and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 11th day of May, 2005.

My Comm. Exp.: _____


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

CHRISTOPHER P. MOSELEY
Send tax bill to MY COMMISSION EXPIRES 10/27/05
Matthew Sean Clarke
5112 Jameswood Drive
Birmingham, Al. 35124