

Send tax notice to:

Hoover R. Caufield

Voncile Caufield

204 Beaver Crest Circle

Birmingham, AL 35124

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY Shelby

BHM 0504341

WARRANTY DEED

Shelby County, AL 06/10/2005
State of Alabama

Deed Tax: \$209.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nine Thousand and 00/100 Dollars (\$209,000.00) in hand paid to the undersigned Deborah Giannoni-Jackson and Henry Jackson, Wife and Husband, (hereinafter referred to as Grantors") by Hoover R. Caufield and Voncile Caufield (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 39 and part of Lot 40, Beaver Creek Preserve Third Sector, as recorded in Map Volume 27, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama, said part of Lot 40 being more particularly described as follows:

Beginning at an existing iron rebar being the locally accepted Northeast corner of Lot 40 and run in a Southeasterly direction along the East line of said Lot 40 for a distance of 47.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 168 degrees 25 minutes 50 seconds and run in a Northwesterly direction for a distance of 49.38 feet to an existing iron rebar set by Laurence D. Weygand and being on the North line of said Lot 40 and being 10.0 feet West of the point of beginning; thence turn an angle to the right of 109 degrees 30 minutes 15 seconds and run in a Northeasterly direction along the North line of said Lot 40 for a distance of 10.0 feet, more or less, to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

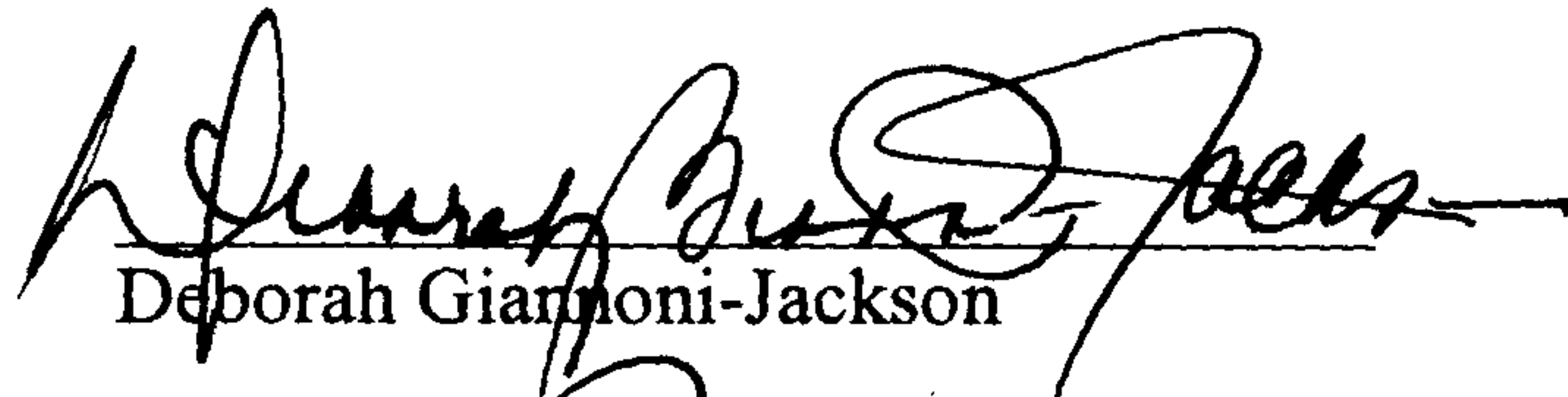
-0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

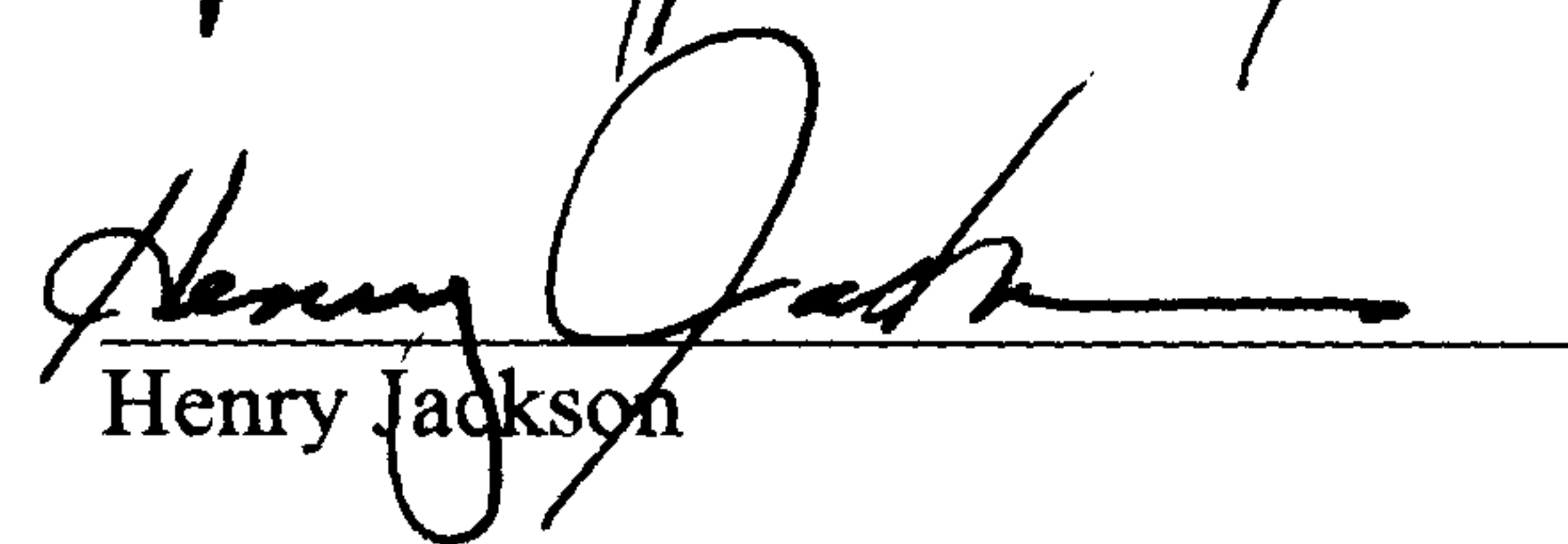
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall

warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Deborah Giannoni-Jackson and Henry Jackson hereunto set their signature(s) and seal(s) on May 19, 2005.


Deborah Giannoni-Jackson


Henry Jackson

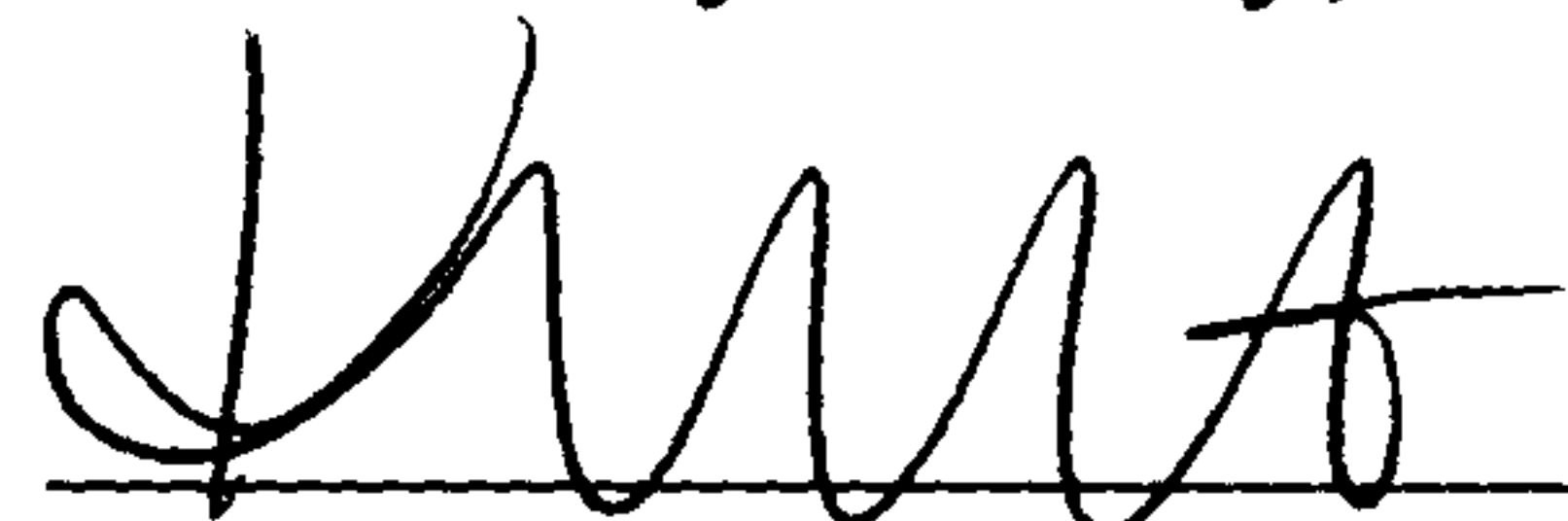
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah Giannoni-Jackson and Henry Jackson, Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of May, 2005.

(NOTARIAL SEAL)




Notary Public
Print Name: Kimberly D. Hawkins
Commission Expires: 1/8/07