

STATUTORY FORM WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred, Thirty Thousand and no/100's Dollars (\$230,000.00) and other good and valuable consideration to the undersigned grantor, NEW SOUTH FEDERAL SAVINGS BANK (hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto RUSSELL BENNETT and ANGELA BENNETT (hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby and Jefferson County, Alabama, to-wit:

Lot 20, 2nd Sector, according to the Survey of Altadena Woods, 2nd & 5th Sectors, as recorded in Map Book 10, Page 54 A & B in the Probate Office of Shelby County, Alabama and Map Book 151, Page 25, in the Probate Office of Jefferson County, Alabama.

Mineral and mining rights excepted.

\$150,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously.

Subject to the statutory one year right of redemption, which expires January 25, 2006.

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 that 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said GRANTOR, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 20th day of June, 2005.

ATTEST:

NEW SOUTH FEDERAL SAVINGS BANK

It's Asst Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

This instrument was prepared by:

400 Vestavia Parkway, Suite 250

Birmingham, Alabama 35216

F. Wayne Keith, Attorney

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Edith Healor as Asst Vice President of New South Federal Savings Bank is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance as such Asst Vice President and with full authority executed the same voluntarily for and as the act of said New South Federal Savings Bank.

Given under my hand and seal this the 20th day of June, 2005.

SEND TAX NOTICE TO:

Russell Bennett

2073 Cahaba Crest Drive

Birmingham, Alabama 35242

Notary Public

MY COMMISSION EXPIRES FEBRUARY 10, 2008

Shelby County, AL 06/22/2005 State of Alabama

Deed Tax:\$80.00