(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden

MAURICE THOMAS 1924 LEMON MINT DRIVE

PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

BIRMINGHAM, ALABAMA 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FOUR HUNDRED FORTY TWO THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$442,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, REUBEN KRISTIAN ELLIS and JANINE L. ELLIS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MAURICE THOMAS and JUANITA THOMAS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF THE HIGHLANDS AT RIVERCHASE, AS RECORDED IN MAPBOOK 23, PAGE 8 IN THE PROBATE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

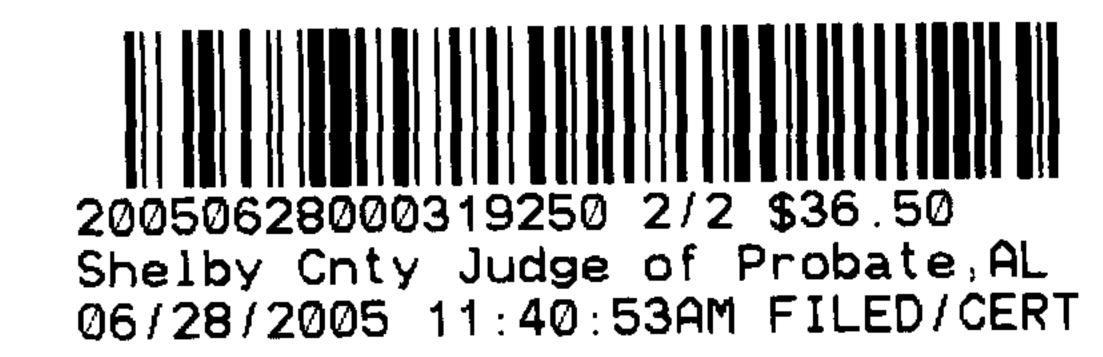
SUBJECT TO:

- 1. 2004 AD VALOREM TAXES NOT YET DUE AND PAYABLE.
- 2. ALL MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTORS.
- 3. ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.

\$354,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith. \$66,350.00 of the consideration herein was derived from a mortgage closed 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators



covenant with the said GRANTEES, his, her, or their heirs and assigns, that 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, REUBEN KRISTIAN ELLIS and JANINE L. ELLIS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of June, 2005.

REUBEN KRISTIAN ELLIS
ACTING BY AND THROUGH
HIS ATTORNEY IN FACT

JANINE L. ELLIS

ACTING BY AND THROUGH HER ATTORNEY IN FACT RICK CURRY

Shelby County, AL 06/28/2005 State of Alabama

Deed Tax: \$22.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that RICK CURRY, whose name as Attorney in Fact for REUBEN KRISTIAN ELLIS, 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 he (or she), in his (or her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this the 2ND day of JUNE, 2005.

Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that RICK CURRY, whose name as Attorney in Fact for JANINE L. ELLIS, 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 he (or she), in his (or her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this the 2ND day of JUNE, 2005,

Notary Public