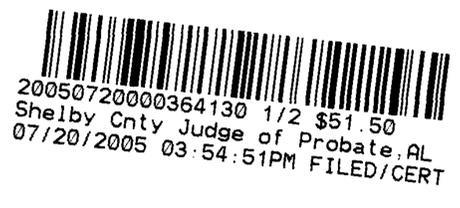


700230

This instrument was prepared by:
Paul D Esco
Esco & Benson LLC
547 South Lawrence Street
Montgomery, AL 36104

SEND TAX NOTICE TO:
Kevin and Jennifer Gann
920 Hwy 438
Wilsonville, AL 35186



**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED FIFTY THOUSAND DOLLARS AND NO/100'S (\$250,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, THOMAS C PILKINGTON AND BOBBIE R PILKINGTON, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto KEVIN R GANN AND JENNIFER GANN (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

See Attached Exhibit A

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

\$212,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, THOMAS C PILKINGTON AND BOBBIE R PILKINGTON, HUSBAND AND WIFE, have hereunto set my (our) hand(s) and seal(s) this 18TH day of JULY, 2005

Thomas C Pilkington (SEAL)
Thomas C Pilkington

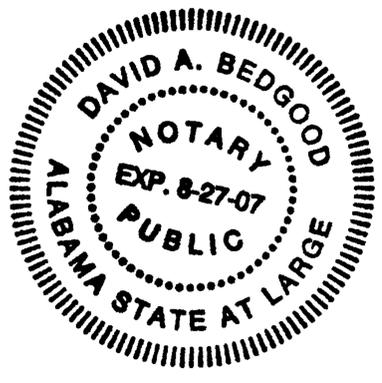
Bobbie R Pilkington (SEAL)
Bobbie R Pilkington

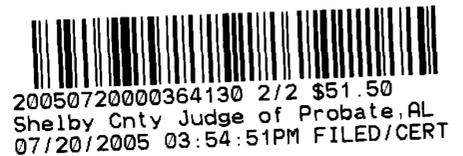
STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that THOMAS C PILKINGTON AND BOBBIE R PILKINGTON, HUSBAND AND WIFE 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 18TH day of JULY, 2005

[Signature]
Notary Public
My commission expires _____



**EXHIBIT "A"**

A parcel of land in the SE 1/4 of the SW 1/4 of Section 32, Township 19 South, Range 1 East, more particularly described as follows: From the SE corner of said 1/4-1/4 run West along the South boundary of said 1/4-1/4 section for 955.53 feet; thence turn an angle to the right of 90 degrees 00 minutes and run North 825.12 feet; thence turn an angle to the left of 90 degrees 00 minutes and run West for 365.28 feet to the point of beginning of the property herein described; thence continue on the same course for 201.79 feet; then turn an angle to the right of 62 degrees 34 minutes 22 seconds and run in a Northwesterly direction 322.38 feet to the Southeasterly right of way line of a county road; thence turn an angle to the right of 77 degrees 55 minutes 27 seconds to tangent and run along the arc of a curve to the left having a central angle of 17 degrees 58 minutes 14 seconds and a radius of 360 feet for a distance of 112.91 feet; thence continue along said right of way along the arc of a curve to the left having a central angle of 14 degrees 53 minutes 42 seconds and a radius of 552.16 feet for a distance of 143.54 feet; thence turn an angle to the right of 95 degrees 04 minutes 51 seconds from tangent and run in a Southeasterly direction 156.45 feet; thence turn an angle to the right of 43 degrees 12 minutes 02 seconds and continue in a Southeasterly direction 347.84 feet to the point of beginning of the property herein described.

Also:

A parcel of land in the SE 1/4 of the SW 1/4 of Section 32, Township 19 South, Range 1 East, more particularly described as follows: From the SE corner of said 1/4-1/4 run West along the South boundary of said 1/4-1/4 section for 955.53 feet; thence turn an angle to the right of 90 degrees 00 minutes and run North 825.12 feet; thence turn an angle to the left of 90 degrees 00 minutes and run West 567.07 feet to the point of beginning of the property herein described; thence continue on the same course 349.89 feet to the Southeast right of way line of a county road; thence turn an angle to the right of 103 degrees 05 minutes 14 seconds to tangent and run along said right of way along the arc of a curve to the right having a central angle of 21 degrees 24 minutes and a radius of 575.06 feet for a distance of 214.79 feet; thence continue along said right of way along the arc of a curve to the right having a central angle of 34 degrees 36 minutes 10 seconds and a radius of 246.04 feet for a distance of 148.95 feet; thence turn an angle to the right of 83 degrees 28 minutes 58 seconds from tangent and run in a Southeasterly direction 322.38 feet to the point of beginning of the property herein described.



Shelby County, AL 07/20/2005
State of Alabama
Deed Tax: \$37.50