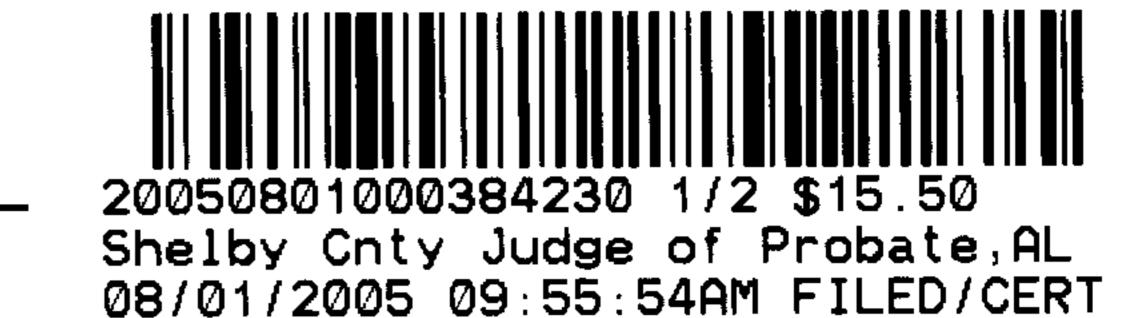
Send Tax Notice To:

Christopher J. Banta 3 Indianwood Terrace Pelham, AL 35124

WARRANTY DEED

Joint Tenancy With Right of Survivorship



State Of Alabama County Of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Six Thousand dollars and Zero cents (\$96,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Cheryl K. Whidby Rector, a married woman (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Christopher J. Banta and Aimee N. Seanor (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$94,516.00 of the purchase prices is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This property is not the homestead of the grantor or her spouse as defined by the Code of Alabama. Cheryl K. Whidby Rector is one and the same person as Cheryl K. Whidby.

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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees 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 from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have set my (our) hand(s) and seal(s), this 22nd day of July, 2005.

	(Seal)	Cheryl K. Whidby Rector (Seal) Cheryl K. Whidby Rector
	(Seal)	(Seal)
STATE OF ALABAMA JEFFERSON COUNTY		

I, Lorrie Maples Parker, a Notary Public in and for the said County, in said State, hereby certify that Cheryl K. Whidby Rector whose name(s) 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 he, she or they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of July, 2005.

File No: 20050022

Shelby County, AL 08/01/2005 State of Alabama

Deed Tax:\$1.50

Lorrie Maples Parker, Notary Public My Commission Expires 10/16/2007

20050801000384230 2/2 \$15.50 Shelby Cnty Judge of Probate, AL 08/01/2005 09:55:54AM FILED/CERT

File No.: 20050022

EXHIBIT A

Commence at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 19 South, Range 3 West, thence Northerly along the West line of said Quarter-Quarter Section a distance of 470.41 feet; thence 82 degrees 00 minutes right Northeasterly 345.46 feet; thence 90 degrees 22 minutes right 25 feet to the South right of way boundary of a street and the point of beginning of tract of land herein described; thence continue along the last mentioned course 78.79 feet through the centerline of a duplex building, dividing it into two separate units; thence 65 degrees 52 minutes 09 seconds left 76.97 feet; thence 114 degrees 29 minutes 51 seconds left 110.71 feet to the South right of way boundary of the aforementioned street; thence 90 degrees 00 minutes left along said street 69.54 feet to the point of beginning. Situated in Shelby County, Alabama. Being further described as Lot 3, according to the Map of Indianwood Terrace, as recorded in Map Book 7, Page 172, in the Probate Office of Shelby County, Alabama.