(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Skan Paden
PADEN & PADEN
Attorneys at Law

5 Riverchase Ridge, Suite 100 Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

CHARLES CURTIS JAMES 4035 ST. CHARLES DRIVE BIRMINGHAM, AL 35242

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE MILLION SIX HUNDRED TWELVE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$1,612,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MELISSA JO CISSELL and DARIN VON CISSELL, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHARLES CURTIS JAMES and JOLENE SHEPHERD JAMES, 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 1-A, according to the Survey of St. Charles at Greystone, Phase III, as recorded in Map Book 23, Page 16, in the Probate Office of Shelby County, Alabama.

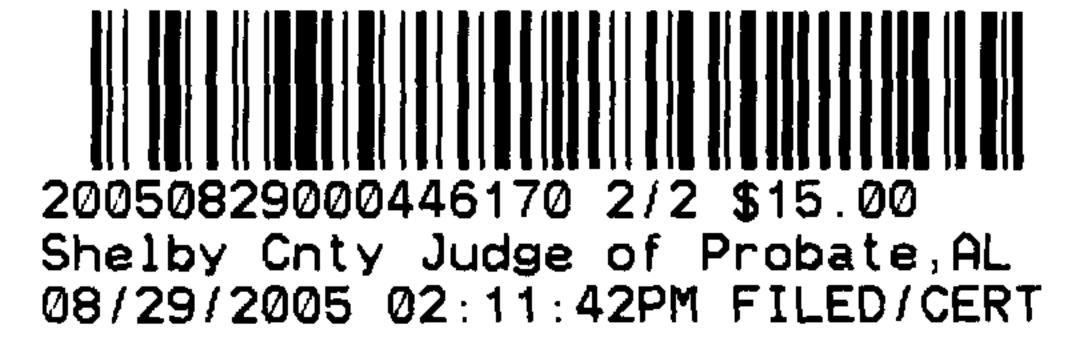
SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
- 2. ALL MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR, AND
- 3. ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, COVENANTS, AND ENCUMBRANCES OF RECORD.

\$1,612,500.00 of the consideration herein was derived from a mortgage 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, MELISSA JO CISSELL and DARIN VON CISSELL, WIFE AND HUSBAND, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of August, 2005.

AFLISSA IO CISSFLI

DARIN VON CISSFII

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STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MELISSA JO CISSELL and DARIN VON CISSELL, WIFE AND HUSBAND, whose name(s) is (are) signed to the foregoing conveyance, and who is (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 this the 24th day of August, 2005.

Notary Public

My commission expires: [U: 25]