20051101000567230 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 11/01/2005 01:12:52PM FILED/CERT

This instrument was prepared by:
Hornsby & Dabbs, Attorneys at Law, LLC
2010 Old Springville Road
Birmingham, AL 35215

Send Tax Notice To: 11
William Hamilton
6416 Old Highway 280
Sterrett, AL 35147

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR STATE OF ALABAMA* KNOW ALL MEN BY THESE PRESENTS, JEFFERSON COUNTY*

That in consideration of Ninety Thousand and NO/100--(\$90,000.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, John R. Fox and wife, Tina G. Fox, herein referred to as grantor, do grant, bargain, sell and convey unto William Hamilton and Dana R. Poss, herein referred to as grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Attached Hereto for Legal Description.

Subject to easements and restrictions of record.

Mineral and mining rights excepted, not owned by grantor.

\$90,000.00 of the above-recited purchase price was applied from the proceeds of a mortgage loan closed simultaneously herewith, said mortgage being in the amount of \$108,859.00.

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 grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of October, 2005.

John R. Fox

John G. Fox

Tina G. Fox

STATE OF ALABAMA*
JEFFERSON COUNTY*

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Fox and wife, Tina G. Fox, whose name 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/they executed the same voluntarily an the day the same bears date.

Given under my hand and official seal, this 28th day of October, 2005.

Notary Public, State at Large-Alabama My Commission Expires 10 / 10 / 07

My Commission Expires:_____

Notary Public

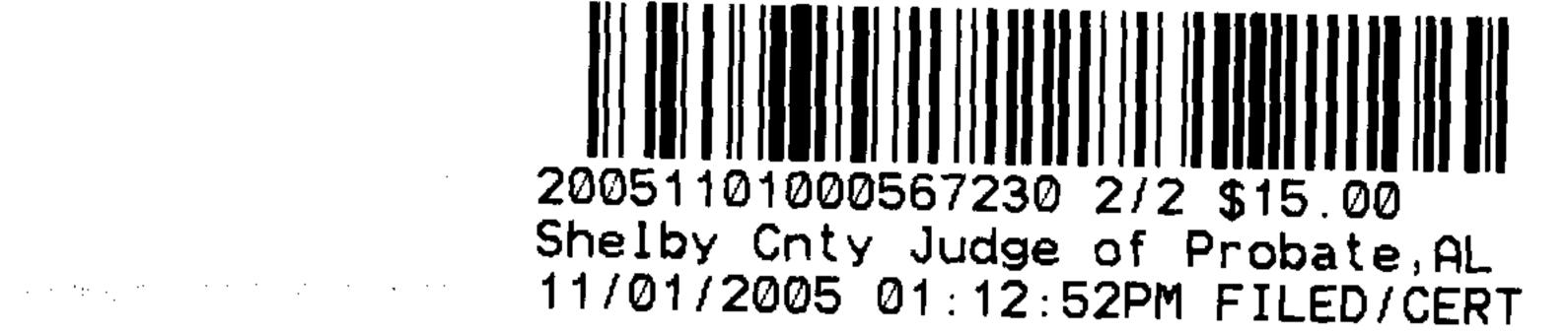


EXHIBIT "A"

Commencing at the Northeast Corner of Section 30. Township 19
South, Range 1 Bast, Shelby County, Alabama; thence North 89 degrees
38 minutes 20 seconds West, a distance of 665.50 feet; thence South 0
degrees 00 minutes 08 seconds West, a distance of 469.34 feet for the
POINT OF BEGINNING; thence continuing South along said line, a
distance of 318.60 feet; thence South 65 degrees 12 minutes 23 seconds
West, a distance of 27.72 feet; thence South 0 degrees 00 minutes 39
seconds West, a distance of 350.01 feet; thence North 65 degrees 11
minutes 14 seconds Bast, a distance of 32.71 feet; thence North 64
degrees 34 minutes 22 seconds Bast, a distance of 360.68 feet; thence
North 0 degrees 01 minute 30 seconds Bast, a distance of 509.33 feet;
thence North 89 degrees 35 minutes 53 seconds West, a distance of
130.42 feet to the POINT OF BEGINNING; said described tract containing
4.67 acres, more or less.