THIS INSTRUMENT PREPARED BY: BOARDMAN, CARR & HUTCHESON, P.C. 400 BOARDMAN DRIVE CHELSEA, ALABAMA 35043

GRANTEE'S AI Fred R. Agee P. O. Box 325

Westover, Alabama 35185

Shelby Cnty Judge of Probate, AL 11/04/2005 03:06:06PM FILED/CERT

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Five Thousand and 00/100 (\$305,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, James G. Kovakas and Penny O. Kovakas, husband and wife, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Fred R. Agee and Peggy F. Agee, husband and wife, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$230,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 4th day of

November, 2005.

James G. Kovakas

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James G. Kovakas and Penny O. Kovakas, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of November, 2005.

NOTARY PUBLIC

NOTARY PUBLIC
My Commission Expires: 10-26-2006

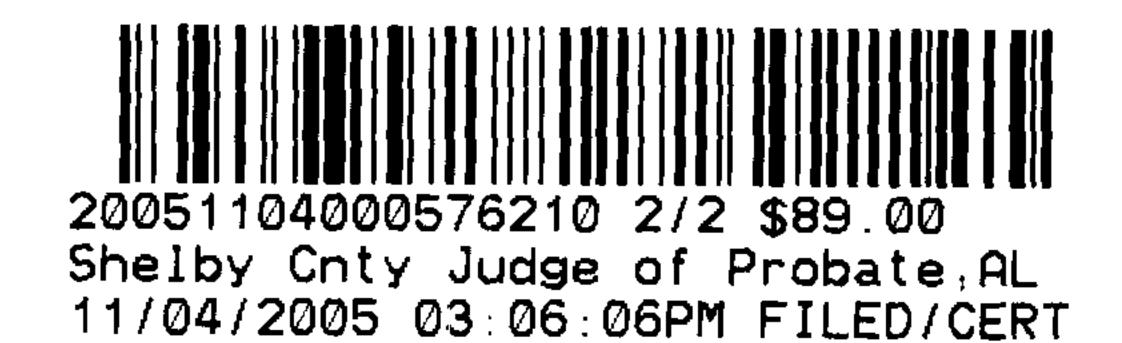


EXHIBIT A LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the NW corner of the NE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East; thence run Easterly along the North line thereof for 599.96 feet; thence 97 deg. 57 min. 52 sec. right run Southerly 364.95 feet to a curve concaved Southerly (having a radius of 2,328.37 feet and a central angle of 3 deg. 14 min. 23 sec.); thence 79 deg. 35 min. 29 sec. right to chord of said curve, run Westerly along said curve for 131.65 feet; thence along the tangent of said curve continue Westerly 425.71 feet to the West line of said 1/4 1/4 Section; thence 95 deg. 02 min. 26 sec. right, run Northerly 397.27 feet to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 11/04/2005 State of Alabama

Deed Tax: \$75.00