WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to: Thurman Glenn Posey and Elizabeth D. Posey 902 - 2nd Avenue SW Alabaster, Alabama 35007

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Eighty five thousand three hundred and no/100 (\$85,300.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Robin M. Patterson Johnson and Steven Johnson, wife and husband (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Thurman Glenn Posey and Elizabeth D. Posey (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Robin M. Patterson and Robin M. Patterson Johnson are one and the same person.

Subject to mineral and mining rights if not owned by Grantor.

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

\$83,982.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 grantee, 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of May,

2006.

Robin M. Patterson Johnson

Shelby County, AL 05/16/2006
State of Alabama

Deed Tax:\$1.50

Steven Johnson

STATE OF ALABAMA COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that **Robin M. Patterson Johnson and Steven Johnson, wife and husband**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May, 2006.

Notary Public

My Commission Expires 02-26-09

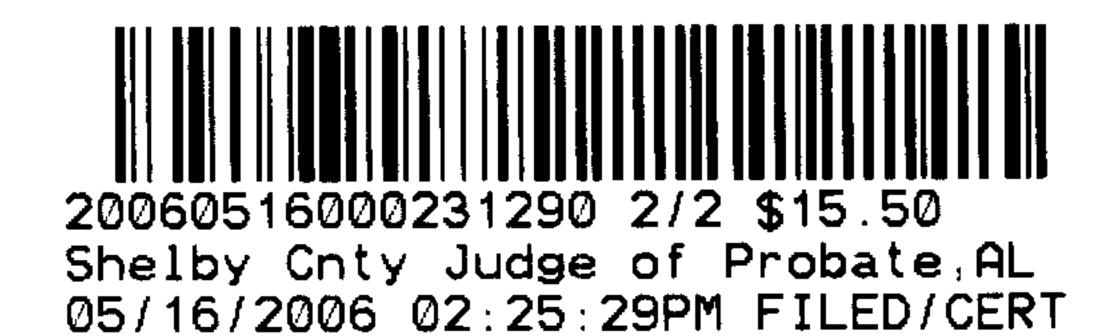


EXHIBIT "A" LEGAL DESCRIPTION

From the Southwest corner of the Northeast ¼ of the Northwest ¼ of Section 2, Township 21 South, Range 3 West, run North 3°30' West along the West boundary of the said Northeast ¼ of Northwest ¼ of Section 2, Township 21 South, Range 3 West for 660 feet to the point of beginning of the land herein conveyed, said point of beginning being the Southeast corner of Lot #5, Block 1, of McMillen's Survey of Helena Road, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Columbiana, Alabama; thence run in a Westerly direction along South line of Lot #5 for a distance of 100 feet; thence run in a Northerly direction along West line of Lot #5 for a distance of 338 feet; thence run in an Easterly direction for a distance of 342 feet; thence run in a Westerly direction along South line of Lot #6 for a distance of 100 feet to the point of beginning. This being a part of Lots #5 and #6 of Block 1, according to McMillen's Survey of Helena Road as recorded in the Probate Office of Shelby County, Columbiana, Alabama.

Less and except those portions previously conveyed to James and Cora Smith by deed recorded in Deed Book 274, Page 255 and to D.M. and Gary Perry by deed recorded in Deed Book 297, Page 391, in the Probate Office of Shelby County, Alabama.

Less and except the following described property, to-wit:

A parcel of land situated in the Northwest ¼ of Section 2, Township 21 South, Range 3 West, Huntsville, Meridian, Shelby County, Alabama, said parcel also being a part of Lots 5 and 6, Block 1, according to Nickerson's Survey and Addition on Helena Road as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate and being more particularly described as follows:

Commence at the Southwest corner of Lot 5, Block 1, according to Nickerson's Survey and Addition on Helena Road as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate, Shelby County, Alabama and run in a Northerly direction along the West line of Lot 5 for a distance of 170.32 feet to the point of beginning; thence continue in a Northerly direction along said West lot line for a distance of 124.04 feet to the North line of that parcel as described in Deed Book 254, Page 530, as recorded in said Office of the Judge of Probate; thence turn an interior angle to the left of 89°04'27" and leaving said lot line run in an Easterly direction along said North line for a distance of 199.72 feet (deed 200 feet) to the East line of Lot 6, Block 1, according to said Nickerson's Addition; thence turn an interior angle to the left of 91°06'35" and leaving said North line run in a Southerly direction along said East lot line for a distance of 136.27 feet; thence turn an interior angle to the left of 85°24'07" and leaving said East lot line run in a Westerly direction for a distance of 200.73 feet to the point of beginning.