

This Instrument Prepared By:
George M. Ritchey, Esquire
1910 28th Avenue South
Birmingham, Alabama 35209

Send Tax Notice To:
James G. Floyd
2320 Arbor Glenn
Hoover, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of Two Hundred Fifty-seven Thousand Five Hundred and no/100 (\$257,500.00) Dollars, and other good and valuable considerations, to the undersigned, **JOSEPH R. SHAHID**, and wife, **JO ANN SHAHID**, (GRANTORS), in hand paid by **JAMES G. FLOYD** and wife, **LORETTA L. FLOYD** (GRANTEES), the receipt whereof is hereby acknowledged, GRANTORS do hereby grant, bargain, sell and convey unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama:

Lot 31-A, according to a Resurvey of Lots 30 and 31, Southlake First Addition, as recorded in Map Book 18, Page 20, in the Probate Office of Shelby County, Alabama.

Subject to:

1. All taxes due in the year of 2008 and subsequent years, not yet due and payable .
2. Building line(s) as shown by recorded Map.
3. Easement(s) as shown by recorded Map.
4. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
5. Restrictions as shown by recorded Map.
6. Restrictions, Covenants and conditions, appearing of record in Misc. Book 2, Page 298; Misc. Book 16, Page 768 and Real 257, Page 3, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
7. Declaration of Protective Covenants of Southlake (residential) as recorded in Real 160, Page 495, in the Probate Office of Shelby, County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
8. Notice of Permitted Land Uses, recorded in Real 160, Page 492, in the Probate Office of Shelby County, Alabama.
9. Agreement regarding ownership, maintenance and use of lake as set out in Misc. Book 7 Page 777 and Misc. Book 7, Page 818, in the Probate Office of Shelby County, Alabama, as to the use of the lake property.
10. Release of Damages as recorded in Real 313, Page 676; Real 346, Page 497 and Real 348, Page 332, in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights and rights incident thereto recorded in Deed Book 259, Page 635, in the Probate Office of Shelby County, Alabama.
12. Right of Way granted to Alabama Power Company by instrument recorded in Real 290, Page 996, in the Probate Office of Shelby County, Alabama.
13. Transmission Line Permit to Alabama Power company by instrument in Deed Book 107, Page 121; Deed Book 104, Page 213; Deed Book 102, page 55; Deed Book 102, Page 52; Deed Book 161, Page 488 and Deed Book 161, Page 493 in the Probate Office of Shelby County, Alabama.
14. Mineral and mining rights and rights incident thereto recorded in Deed Book 4, Page 379 and Deed Book 358, Page 363, in the Probate Office of Shelby County, Alabama.
15. Easements to Water Works Board of the City of Birmingham, recorded in 261, Page 289, in the Probate Office of Shelby County, Alabama.

16. Permit to Alabama Power Company as to underground utility easement by instrument recorded in Real 346, Page 395 in the Probate Office of Shelby County, Alabama.
17. Easement as to underground cable, recorded in Real 182, Page 1, in the Probate Office of Shelby County, Alabama.
18. NOTE: Map Book 14, Page 31 shows the following reservation:
Sink Hole Prone Areas - The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purposes whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".
19. Release of Damages as recorded in Real 322, Page 320, in the Probate Office of Shelby County, Alabama.
20. Flood easement recorded in Deed Book 284, Page 881, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 30th day of April, 2008.


JOSEPH R. SHAHID


JO ANN SHAHID

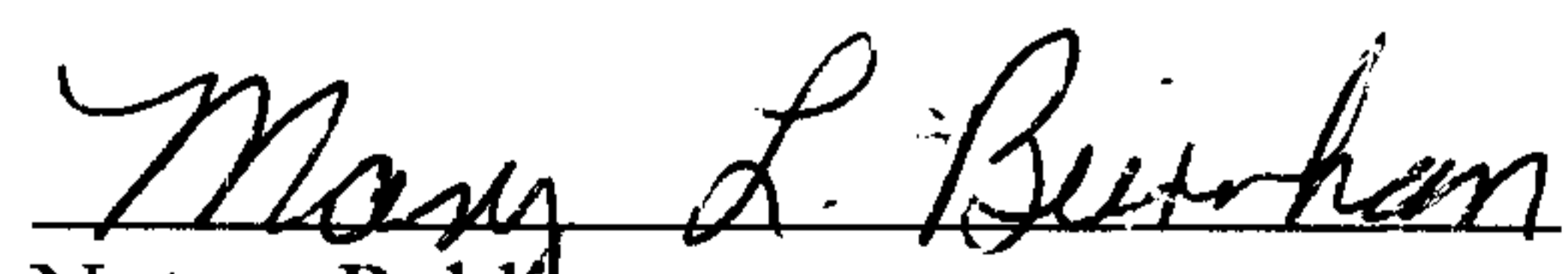
STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOSEPH R. SHAHID**, and wife, **JO ANN SHAHID**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2008.

Shelby County, AL 05/01/2008
State of Alabama
Deed Tax: \$257.50


Notary Public
My Commission Expires: 12/22/10