

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Steven P. Susce
Andrea A. Susce
1123 Country Club Circle
Birmingham, AL. 35244

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

*\$17,140.00
+ 2 mtgs 12/00*

That in consideration of Three Hundred Forty-Two Thousand Seven Hundred and 00/100 Dollars (\$342,700.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, James W. Trammel, unmarried, and Elizabeth A. Trammel, unmarried, (herein referred to as Grantors) do grant, bargain, sell and convey unto Steven P. Susce and Andrea A. Susce, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3437, according to the Survey of Riverchase Country Club, 34th Addition, as recorded in Map Book 15, page 32, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 50 foot building set back line as shown on recorded Map.
3. 10 foot easement on rear.
4. 15 foot easement on Easterly side; 5 foot easement on Westerly side.
5. Restrictive Covenant as set forth in Miscellaneous Book 14, page 536; Miscellaneous Book 17, page 550; Miscellaneous Book 19, page 638; Miscellaneous Book 22, page 756; and Amended Restrictions Real 346, page 42, in the Probate Office of Shelby County, Alabama.
6. Easement for Septic Tank and field lines Deed Book 304, page 487
7. Right of Way to Alabama Power Company as set forth in Deed Book 304, page 487.
8. Right of Way to Alabama Power Company as set forth in Deed Book 311, page 831.
9. Agreement with Alabama Power company as set forth in Instrument #1992/08438.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 127, page 140.
11. Notice of Compliance Certificate as set forth in Miscellaneous Book 34, page 549.

\$ 325,560.00 of the purchase price recited above was paid from the proceeds of a mortgage loan 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.

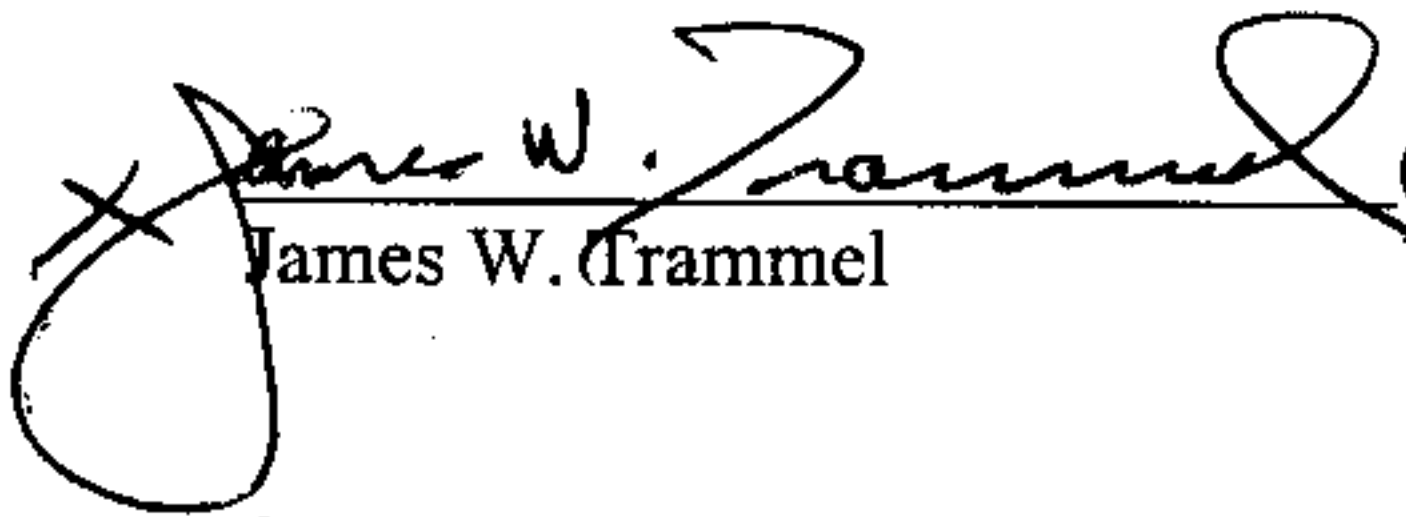
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all

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Inst # 2001-01978

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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th of December, 2000.

 (Seal)
James W. Trammel

 (Seal)
Elizabeth A. Trammel

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Trammel, unmarried, and Elizabeth A. Trammel, unmarried, 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 29th day of December, 2000.



Notary Public

My commission expires: 5/15/2001
Affix Seal

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