

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

A. Scott Roebuck

PADEN & PADEN
Attorneys at Law
1722 - 2nd Avenue North
Bessemer, Alabama 35020

STATE OF ALABAMA)
)
COUNTY OF Shelby)

SEND TAX NOTICE TO:

JAMES R. STANBRIDGE
1707 NATIVE DANCER DRIVE

HELENA, ALABAMA 35080

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED SEVENTY NINE THOUSAND DOLLARS and 00/100 (\$179,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **MICHAEL F. BURK and KIMBERLY J. BURK, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JAMES R. STANBRIDGE and KAREN K. STANBRIDGE, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF DEARING DOWNS, 6TH ADDITION, PHASE I, AS RECORDED IN MAP BOOK 10, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. **Building setback lines of 40 feet as recorded in Map Book 10, Page 78.**
2. **Easements as shown by recorded plat, including a 10-foot easement on rear and a 5-foot on the North and South sides of lot.**
3. **Restrictions, covenants and conditions as recorded in Real 111, page 456.**
4. **Transmission line permit to Alabama Power Company recorded in Deed Book 225, Page 224.**
5. **Right of way to Alabama Power Company as recorded in Deed Book 225, Page 224.**
6. **Right of way to South Central Bell as recorded in Real 87, Page 199.**
7. **Title to all minerals within and underlying the subject property, together with all mining rights and other rights, privileges and immunities relating or pertaining thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including, but not necessarily limited to, those as recorded in Deed Book 249, page 355.**
8. **Right of way to Sonat Gas Corporation recorded in Real 91, page 231.**
9. **Right of way to Plantation pipe line recorded in Deed Book 113, page 59.**
10. **Right of way to Colonial pipe line recorded in Deed 268, page 211.**

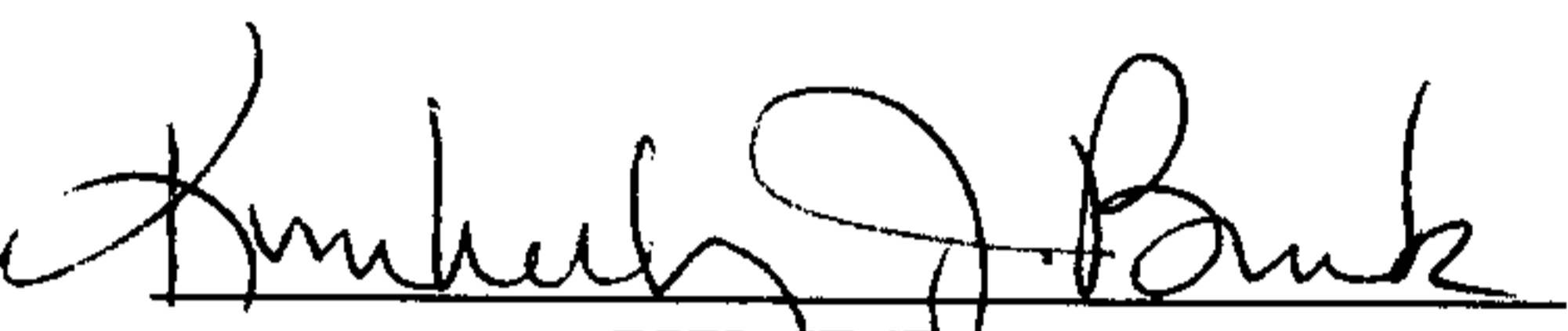
\$143,200.00 AND \$26,850.00 of the consideration herein was derived from first and second mortgages closed simultaneously herewith.

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 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, the said GRANTORS, **MICHAEL F. BURK and KIMBERLY J. BURK**, have hereunto set their signatures and seals, this the **27th** day of **JUNE, 2003**.


MICHAEL F. BURK

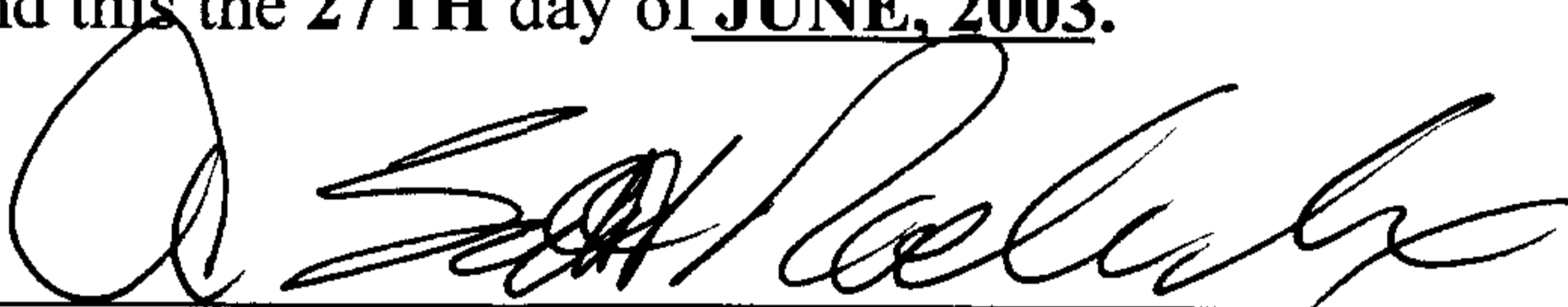

KIMBERLY J. BURK

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **MICHAEL F. BURK AND KIMBERLY J. BURK**, 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 this the **27TH** day of **JUNE, 2003**.


Notary Public

My commission expires: 5-20-04