

SEND TAX NOTICE TO: CHARLES W. BRATINA, 1029 WILLOW CREEK WAY, ALABASTER, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FIVE THOUSAND AND NINE HUNDRED AND NO/100 (\$105,900.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), STEPHEN MARK JOINER AND WIFE, LISA BROWNE JOINER (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, CHARLES W. BRATINA AND WIFE, JANE C. BRATINA (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

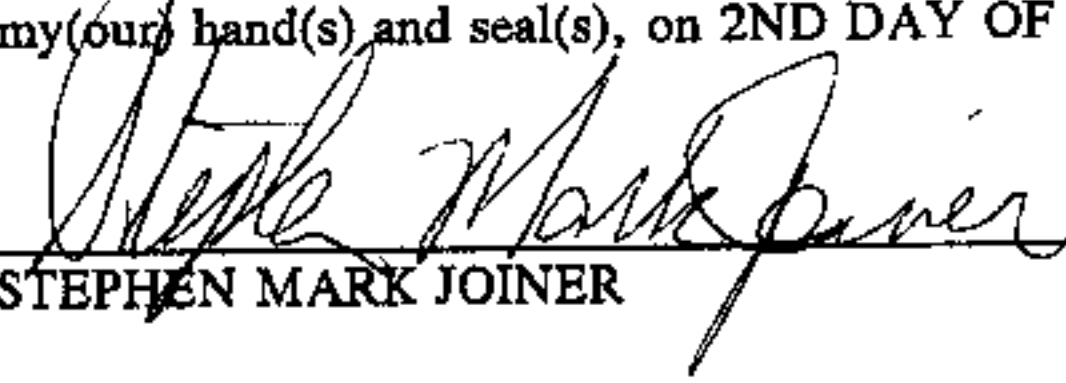
Lot 76, according to the survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Less and except the following: Begin at the southwest corner of said lot 76; thence in an easterly direction along the southerly line of said lot 76, A distance of 123.96 feet; thence 90 Degrees, 00 minutes, 49 seconds left, In a northerly direction along the easterly line of said lot 76, A distance of 12.00 feet; thence 115 Degrees, 35 minutes, 17 seconds left, In a southwesterly direction, a distance of 22.61 feet; thence 24 Degrees, 22 minutes, 06 seconds right, in a southwesterly direction, a distance of 103.59 feet to the point of beginning.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted 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 Grantees, 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), on 2ND DAY OF AUGUST, 1993.


STEPHEN MARK JOINER


LISA BROWNE JOINER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that STEPHEN MARK JOINER AND WIFE, LISA BROWNE JOINER, whose name(s) are signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on 2ND DAY OF AUGUST, 1993.

My commission expires: 10/29/94


Notary Public

Inst # 1993-24347

08/16/1993-24347
02:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 30.00

