

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

Send Tax Notice to:  
Charles C. Boackle  
Teresa L. Boackle  
2020 Brook Highland  
Birmingham, AL 35242

STATE OF ALABAMA )  
JEFFERSON COUNTY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Twenty Five Thousand and no/100's (\$325,000.00) and other good and valuable consideration to the undersigned Seavy F. Jennings and wife, Joy S. Jennings (herein referred to as "Grantors"), in hand paid by Charles C. Boackle and Teresa L. Boackle (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said grantors do by these presents, grant, bargain, sell and convey unto the said Grantees, as tenants in common with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit: "

Lot 2006, according to the Survey of Brook Highland, 20th Sector, as recorded in Map Book 16, page 148, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to the following:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot building line as shown on recorded Map.
3. Easement on South side of lot of undetermined size, 7.5 foot easement on east side and 10 foot easement on rear of lot as shown on recorded Map.
4. Restrictions as shown on recorded Map.
5. Restrictions appearing of record in Instrument #1993 -18798, Instrument #1993 -31073, Instrument #1994 -6901, Instrument #1993 -10706, and Instrument #1993 -10707.
6. Right of Way granted to Birmingham Water Works Board recorded in Instrument #1992 -31642 and Instrument #1992 -31643.
7. Title to all minerals within in and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto as recorded in Instrument #1993 -10707.

\$175,000.00 of the purchase price recited above was paid form the proceeds of a mortgage loan closed simultaneously herewith.

By the execution and delivery of this Deed, Grantors and Grantees acknowledge that it is not their intention to create a joint tenancy with right of survivorship, but on the contrary, it is their intention to create, and they do hereby cerate a form of concurrent ownership in the above property as tenants in common during the respective lives of the Grantees, with cross-contingent remainders in fee to and in favor of the survivor, and to the heirs, and assigns of such survivor, which interests so created in the Grantees are indestructible by the act of one of the Grantees.

And the Grantors do, for themselves and their heirs, administrators, successors and assigns, covenant with the said Grantees that Grantors are lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and Grantors' successors and assigns shall warrant and defend the same unto the

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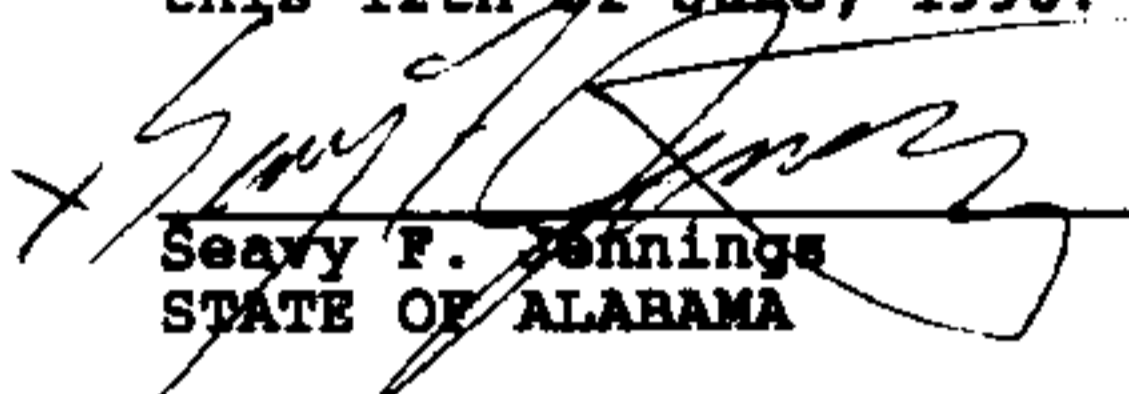
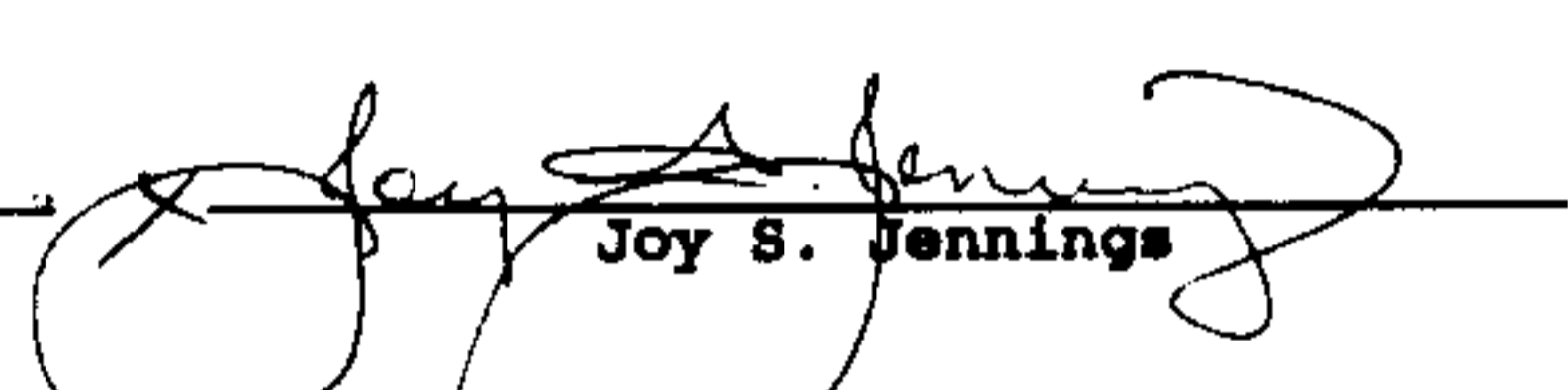
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said grantees, their heirs and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD TO THE SAID Grantees, as tenants in common and with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th of June, 1996.

Seavy F. Jennings  
 STATE OF ALABAMA  
 JEFFERSON COUNTY

Joy S. Jennings

On this 12th day of June, 1996, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Seavy F. Jennings and wife, Joy S. Jennings, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this 12th day of June, 1996.

My Commission expires: 5/15/97

  
 Notary Public

**AFFIX SEAL**

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