

SEND TAX NOTICE TO:

(Name) CHRISTOPHER E. BURKE
745 - 3RD STREET, NE
 (Address) ALABASTER, AL 35007

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
 (Address) PELHAM, AL 35124

Form 1-1.5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY THOUSAND NINE HUNDRED AND NO/100-----(\$80,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. E. BISHOP, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

CHRISTOPHER E. BURKE and wife, JENNIFER L. BURKE

(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 12, according to the Survey of Whitestone Townhomes,
 Phase One, as corrected and recorded in Map Book 20, Page
 125, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
 limitations, if any, of record.

\$ 80,777.00 of the purchase price recited above was paid from mortgage loan closed
 simultaneously herewith.

Subject property is not the homestead of the grantor or his spouse.

1996-40319
 12/06/1996-40319
 03:28 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOB HCB 9.00

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 the said GRANTEES, their heirs
 and assigns, that I am (we 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 have hereunto set my hand(s) and seal(s), this 27th
 day of November, 19 96.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

J. E. Bishop
 J. E. BISHOP

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that J. E. BISHOP, a married man
 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
 on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 27th day of November, A. D. 19 96

Thomas S. Elish
 Notary Public

Inst # 1996-40319