

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

TIMOTHY J. BRUNNER
193 BROOKHOLLOW DRIVE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWELVE THOUSAND and 00/100 (\$112,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES MICHAEL THAMES and DONNA D. THAMES, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TIMOTHY J. BRUNNER and JENNIFER L. BRUNNER, 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 68, ACCORDING TO THE SURVEY OF BROOKHOLLOW, SECOND SECTOR, AS RECORDED IN MAP BOOK 17 PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Building setback line of 15 feet reserved from Brookhollow Drive as shown by plat.
3. Easement(s) as shown by recorded plat, including an irregular easement on the Northwesterly and Southerly sides of lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1993-32092 and in Map Book 17, Page 141 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. #1994/11498 in Probate Office.

All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama.

\$106,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.


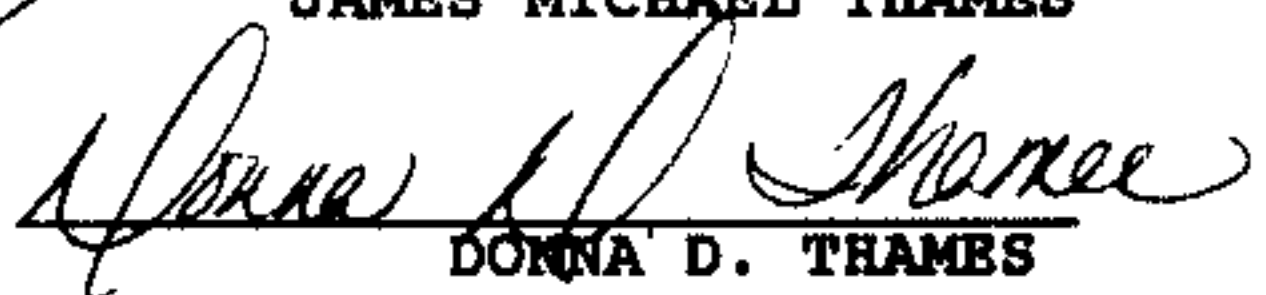
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during

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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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAMES MICHAEL THAMES and DONNA D. THAMES, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of February, 1997.



JAMES MICHAEL THAMES

DONNA D. THAMES

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES MICHAEL THAMES and DONNA D. THAMES, HUSBAND AND WIFE, whose name(s) is (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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of February, 1997.


Notary Public

My commission expires: 7/16/98

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