

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY THREE THOUSAND & NO/100----
(\$193,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Dennis E. Burell and
wife, Cynthia L. Burell (herein referred to as grantors), do grant, bargain, sell
and convey unto Edward R. Sype and wife, Mary E. Sype (herein referred to as
GRANTEES) for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 13, according to the survey of Southern Pines, 6th Sector, as recorded in
Map Book 9 page 107 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

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

\$105,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Dennis E. Burell is the surviving grantee of that certain deed as recorded in
Real 194 Page 900, in the Probate Office of Shelby County, Alabama, the other
grantee, Rebecca G. Burell, having died on or about 11/22/94.

GRANTEES' ADDRESS: 3593 Tall Timber Drive, Birmingham, Alabama 35242.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon
the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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 am
(we are) lawfully seized in fee simple of said premises; that they are free from
all encumbrances, unless otherwise stated 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, we have hereunto set our hands and seals, this 20th day of
May, 1997.


Dennis E. Burell


Cynthia L. Burell

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Dennis E. Burell and wife, Cynthia L. Burell 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 and official seal this 20th day of May A.D., 1997

COURTNEY H. MASON, JR.
NOTARY PUBLIC
3/2/97


Notary Public

Inst # 1997-16092

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05/23/1997-16092
09:14 AM CERTIFIED
SHELBY COUNTY JUNE 5 1997
NOT 103
(SEAL)
(SEAL)