

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
DIMITRI A. GLAZKOV
TATIANA Y. GLAZKOV
203 Meadow Croft Circle
Birmingham, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$119,900.00) to the undersigned grantor or grantors hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we GREGORY TODD BROWN and wife ERIN LEANN BROWN and LARRY K. BROWN and wife, LINDA L. BROWN (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto DIMITRI A. GLAZKOV and TATIANA Y. GLAZKOV (herein referred to as GRANTEES), as joint tenants with rights of survivorship, the following described real estate, situated in JEFFERSON County, Alabama:

Lot 2, according to the Survey of Meadow Brook Townhomes, Phase II, 1st Sector, as recorded in Map Book 12, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to:
Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$107,900.000 of the consideration was paid from the proceeds of a mortgage loan 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 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 16th day of June, 1996.


GREGORY TODD BROWN


ERIN LEANN BROWN


LARRY K. BROWN
by: Gregory Todd Brown, Attorney in Fact

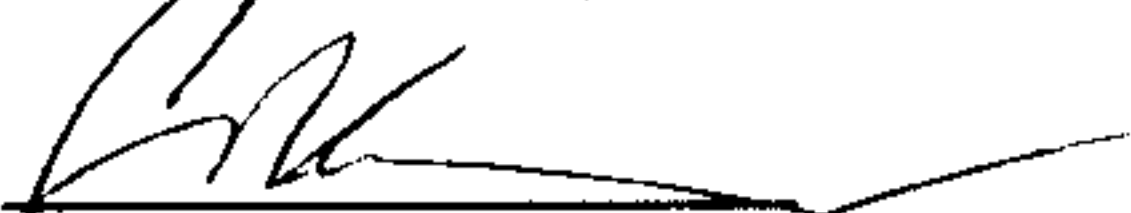

LINDA L. BROWN
by: Gregory Todd Brown, Attorney in Fact

1997-19284
06/19/1997-19284
12:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MD 23.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the Undersigned Authority, a Notary Public in and for said County, in said State, hereby certify that GREGORY TODD BROWN and ERIN LEANN BROWN, whose name(s) 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 the 16th day of June, 1997.


NOTARY PUBLIC

My Commission Expires: 5/29/99

CLAYTON T. SWEENEY, ATTORNEY AT LAW

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GREGORY TODD BROWN, whose name as Attorney-in-Fact for LARRY K. BROWN, under that certain Durable Power of Attorney recorded on 6-19-1997 in Real/Instrument # 1997, Page # 19282, in the Probate Office of SHELBY County, Alabama, 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, in capacity as such Attorney-in-Fact executed the same voluntarily on the day the same bears date.

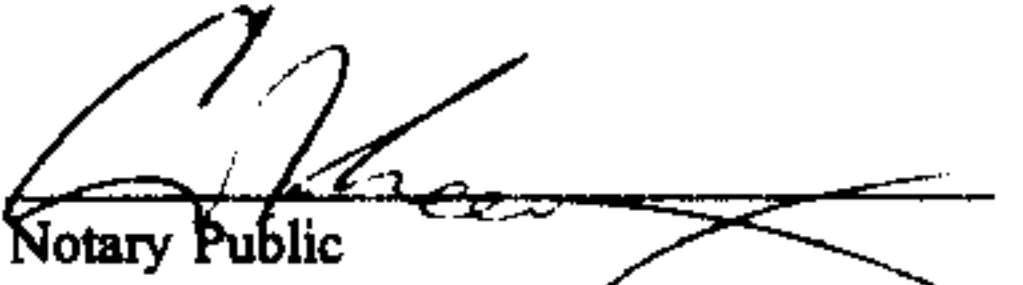
Given under my hand and official seal this 16th day of June, 1997.


Notary Public
My Commission Expires: 5/29/99

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GREGORY TODD BROWN, whose name as Attorney-in-Fact for LINDA L. BROWN, under that certain Durable Power of Attorney recorded on 6-19-1997 in Real/Instrument # 1997, Page # 19283, in the Probate Office of SHELBY County, Alabama, 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, in capacity as such Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 1997.


Notary Public
My Commission Expires: 5/29/99

Inst # 1997-19284

06/19/1997-19284

**12:39 PM CERTIFIED
SHELBY COUTNY JUDGE OF PROBATE
002 MCD 23.00**