

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

SEND TAX NOTICE TO:  
CHRISTOPHER R. BROCK  
MARGO L. BROCK  
704 43rd Street NE  
Alabaster, AL 35007

07/01/1998-24575  
09:33 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 11.50

STATE OF ALABAMA}  
COUNTY OF SHELBY}

Warranty Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINTY-THREE THOUSAND NINE HUNDRED AND NO/100 ----- (\$93,900.00 ) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we FRANK J. THERRIEN and wife, AMY L. THERRIEN, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto CHRISTOPHER R. BROCK and MARGO L. BROCK (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 40, according to the Survey of Whitestone Townhomes, Phase One, as corrected and re-recorded in Map Book 20, Page 125, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$93,500.00 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.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 23 day of JUNE, 1998.

Frank J. Therrien  
FRANK J. THERRIEN  
Amy L. Therrien  
AMY L. THERRIEN

STATE OF GEORGIA }  
ROCKDALE COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that FRANK J. THERRIEN, 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 23 day of JUNE, 1998.

Gwendolyn J. Sammons  
Notary Public

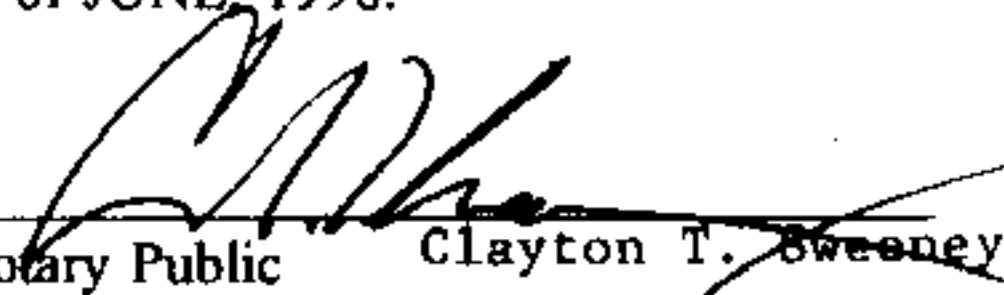
AFFIX SEAL

My Commission Expires: Notary Public, Rockdale County, Georgia  
My Commission Expires Oct. 15, 2001

STATE OF ALABAMA )  
JEFFERSON                      COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMY L. THERRIEN, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of JUNE, 1998.

  
Notary Public Clayton T. Sweeney

AFFIX SEAL

My Commission Expires: 05/29/99

Inst # 1998-24575

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