

SEND TAX NOTICE TO:
 John H. Easton
 4561 Magnolia Drive
 Birmingham, AL 35242

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
 COUNTY OF Shelby:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$215,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the recipient whereof, is hereby acknowledged to be, **ARTHUR PHIL HONTZAS and ROBYN S. HONTZAS, husband and wife**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JOHN H. EASTON and DIANA M. EASTON, husband and wife**, (herein referred to as GRANTEE(S) 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 the County of Shelby, and State of Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF THE MAGNOLIAS AT BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 13, PAGE 102 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$161,250.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

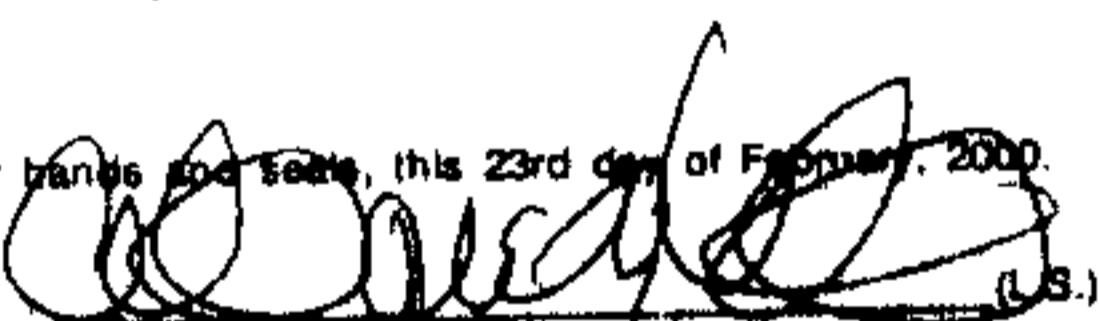
\$28,750.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANNEES 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 their 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 the said GRANNEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANNEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of February, 2000.


 (L.S.)
 ARTHUR PHIL HONTZAS

 (L.S.)
 ROBYN S. HONTZAS

THE STATE OF ALABAMA:
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that ARTHUR PHIL HONTZAS and ROBYN S. HONTZAS 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/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 23rd day of February, 2000.


 Notary Public
 My commission exp 1-3-04

Prepared by:
 STEWART & ASSOCIATES, P.C.
 3595 GRANDVIEW PARKWAY, SUITE 350
 BIRMINGHAM, AL 35243

Inst # 2000-06395

03/01/2000-06395
 09:41 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MHS 62.50