

This Instrument was prepared by:
D. Wade Ramsey, Esq.
Ramsey & Associates, L.L.C.
300 Office Park Drive, Suite 309
Birmingham, Alabama 35223

Send Tax Notice To:
Benjamin Rankin
Keri S. Rankin
205 Brynleigh Circle
Chelsea, Alabama 35043

Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of One Hundred Sixty Five Thousand & 00/100, (\$165,000.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, **Paula Mullineaux, an unmarried woman**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **Benjamin Rankin and wife, Keri S. Rankin**, (Herein referred to as GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY County, Alabama, To-wit:

LOT 202, ACCORDING TO THE MAP OF BRYNLEIGH ESTATES, 2ND SECTOR, GIVIANPOUR'S ADDITION TO DOUBLE MOUNTAIN, AS RECORDED IN MAP BOOK 21, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

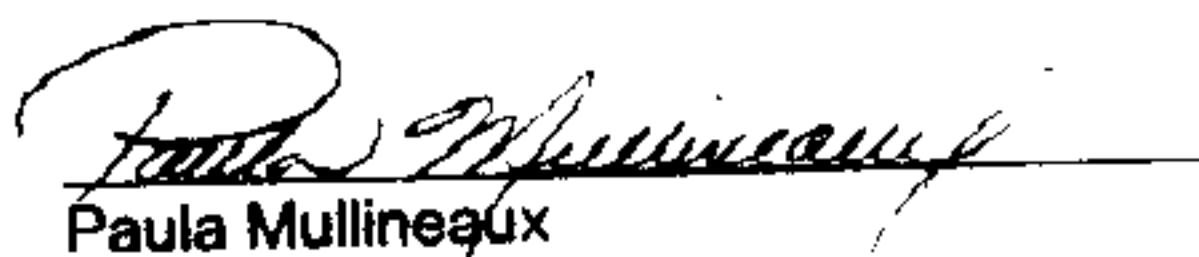
SUBJECT TO:

1. \$132,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.
2. Taxes and assessments for the year 2000 and subsequent years, which are not yet due and payable.
PID #09-9-32-0-003-002.000
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 244, page 587; Instrument #1996-25563 and Instrument #1994-32266.
4. Restrictions appearing of record in Instrument #1995-12051 and amended in Instrument #1996-25108.
5. Release of damages as set out in Instrument #1996-25563.
6. Covenant regarding storm water runoff as set out in Instrument #1996-25563.
7. Restrictions as shown on recorded map(s).
8. Easement of undetermined size along the Northwesternly lot line and along the Northeastly portion of lot, as shown on recorded map.
9. Articles of Incorporation of Brynleigh Estates Residential Association, Inc. in Instrument #1995-12052.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to 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 26th
day of April, 2000.


Paula Mullineaux

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Paula Mullineaux**, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this date, 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 and official seal this 26th day of April,
2000.


NOTARY PUBLIC
My commission expires: 3/3/2004

Inst # 2000-15269