

This instrument was prepared by
 David F. Ovson, Attorney at Law
 (Name) Lange, Simpson, Robinson & Somerville
 728 Shades Creek Parkway, Suite 120
 (Address) Birmingham, Alabama 35209

R. SCOTT RICKS and
 Send Tax Notice To: JENNIFER W. RICKS
 name
 5104 Greystone Way
 address
 Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
 JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Four Hundred Fifty Thousand and NO/100 (\$450,000.00) Dollars
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ADAM GILBURNE and wife, RONDA GILBURNE

(herein referred to as grantors) do grant, bargain, sell and convey unto

R. SCOTT RICKS and JENNIFER W. RICKS

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
 Shelby County, Alabama to-wit:

See the attached Exhibit "A" for the legal description of the property
 conveyed herein which is incorporated herein and made a part hereof.

Inst # 2000-16727

05/22/2000-16727
 10:30 AM CERTIFIED
 DELO COUNTY JUNE 15 1990
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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 the 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; 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 hand(s) and seal(s), this 5th
 day of May, 2000 XX

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
 JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
ADAM GILBURNE and wife, RONDA GILBURNE
 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 5th day of May A.D. XX 2000

NOTARY PUBLIC ALABAMA AT LARGE
 My Comm. Expires Aug. 27, 2000
 NOTARY PUBLIC UNDERWRITER

Notary Public

EXHIBIT "A"
(Legal Description)

Lot 22, according to the survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89 A, B, & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 2000 which are a lien but not yet due and payable until October 1, 2000.
2. 10 foot easement along West property line and across rear of lot as shown on recorded map of said subdivision.
3. Restrictions, public utility easements, and setback lines as shown on recorded map of said subdivision.
4. Covenants, conditions and restrictions as set forth in instrument recorded in Real Book 317, Page 260; amended by affidavit as recorded in Real Book 319, Page 235, with first amendment recorded in Real Book 346, Page 942; 2nd amendment recorded in Real Book 378, Page 904; 3rd amendment recorded in Real Book 397, Page 958; 4th amendment recorded in Instrument #1992-17890; 5th amendment recorded in Instrument #1993-3123; and 6th amendment recorded in Instrument #1993-10163 and Instrument #1992-24829.
5. Transmission line permits to Alabama Power Company as recorded in Deed Book 207, Page 223 and Instrument #1992-26822.
6. Rights of others to use Hugh Daniel Drive and Greystone Drive as recorded in Deed Book 301, Page 799.
7. Covenants and agreements for water services as recorded in Real 235, Page 574 and Instrument #1992-20786.
8. Reciprocal easement agreement pertaining to access and roadway easements as recorded in Real Book 312, Page 274 and amended in Real Book 317, Page 253 and 2nd amendment recorded in Instrument #1993-3124.
9. Reservation of mining and mineral rights in the instrument recorded in Deed Book 40, Page 332 and Deed Book 57, Page 584, together with the appurtenant rights to use the surface.
10. Agreement with Shelby Cable, Inc. as recorded in Real Volume 350, Page 565.
11. The subdivision herein, including lots and streets, lies in an area where natural line sinks have occurred.

\$427,500.00 of the purchase price recited herein has been derived from the proceeds of a mortgage loan closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE

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