

SEND TAX NOTICE TO:

Mr. & Mrs. Scott T. Burke
106 Stone Hill Circle
Pelham, AL 35124

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

2000-40610

11/27/2000-40610
10:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.00
002 CJ1

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND TWENTY-TWO THOUSAND, FIVE HUNDRED, AND NO/100.....(\$122,500.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **DAVID M. ALLEN and wife, SARAH E. ALLEN (herein referred to as grantors)**, do grant, bargain, sell and convey unto **SCOTT T. BURKE and WENDY M. BURKE (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 136, according to the Survey of The Cottages at Stonehaven, Third Addition, as recorded in Map Book 26, Page 15, in the Probate Office of SHELBY County, ALABAMA.

Subject to:

1. Property taxes for 2001 and subsequent years, not yet due and payable.
2. Easements, Building lines, Leases, Covenants, and Rights of Way of record.

The entire purchase price received above was paid from a first purchase money 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 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 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 the 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 21st day of November, 2000.

David M. Allen (Seal)
DAVID M. ALLEN
Sarah E. Allen
by David M. Allen
As Attorney in Fact (Seal)
SARAH E. ALLEN by
DAVID M. ALLEN, AS
ATTORNEY-IN-FACT

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID M. ALLEN, individually, and wife, SARAH E. ALLEN by DAVID M. ALLEN, as ATTORNEY-IN-FACT**, 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, both individually and in his aforesaid capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, 2000.

[Signature]
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 5, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 2000-40610

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