

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: ELANE P. DYNNESEN

name

2719 STEVENS CREEK ROAD

address

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY EIGHT THOUSAND AND NO/100----- DOLLARS (\$238,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, BRYANT D. HILL, A SINGLE PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto ELANE P. DYNNESEN

AND JAMES R. DYNNESEN

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

LOT 20, ACCORDING TO THE SURVEY OF BROOKHAVEN SUBDIVISION, SECTOR 2, AS RECORDED IN MAP BOOK 11, PAGE 4, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2001 AND THEREAFTER.

BUILDING SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN BY RECORDED MAP. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN REAL 138, PAGE 632 AND COVENANTS PERTAINING THERETO AS RECORDED IN REAL 138, PAGE 626.

\$219,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

Inst # 2001-03808

02/02/2001-03808

11:26 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CJ1 30.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th day of January, 2001.

(Seal)

(Seal)

(Seal)


BRYANT D. HILL (Seal)

(Seal)

(Seal)

(Seal)

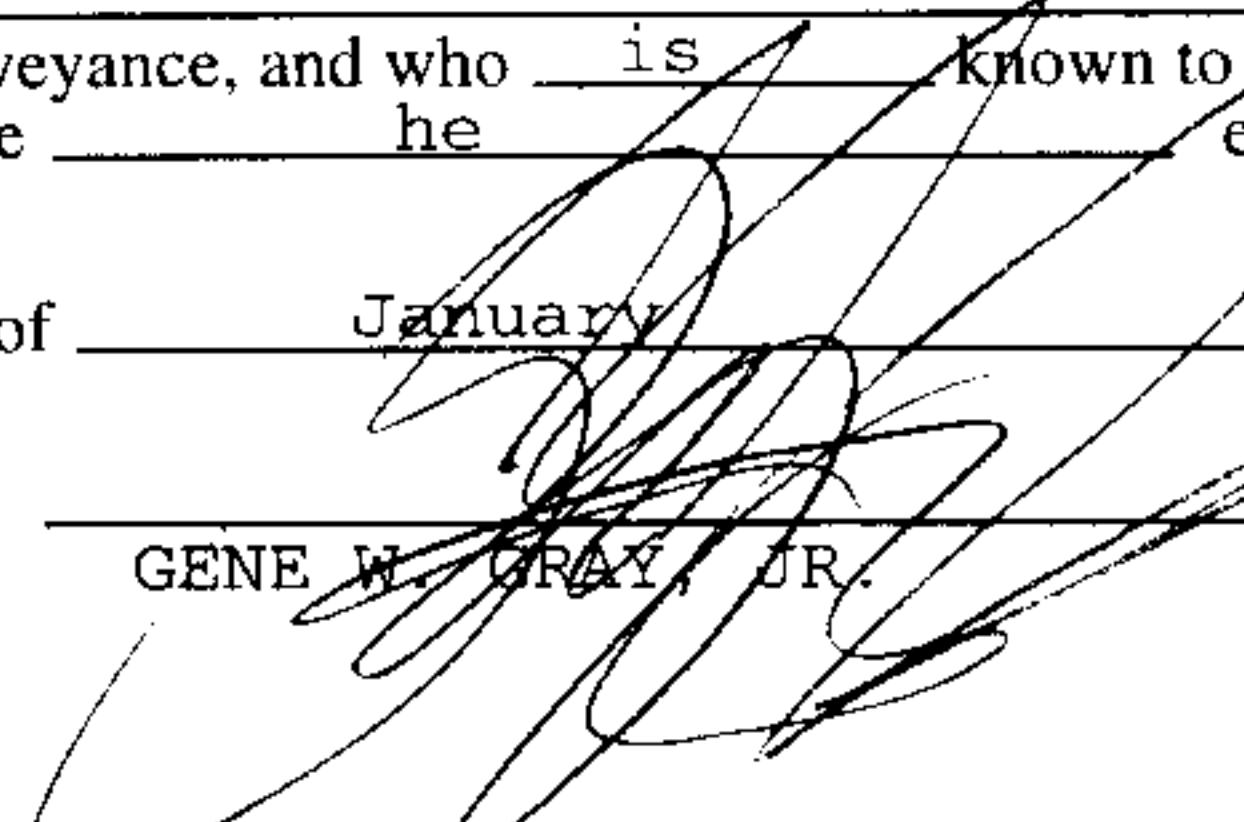
STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that BRYANT D. HILL whose name(s) 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 26th day of January, A.D., 2001


GENE W. GRAY, JR.

Notary Public