

THIS INSTRUMENT WAS PREPARED BY:

Mary Douglas Hawkins
CORRETTI, NEWSOM & HAWKINS
1804 7th Avenue North
Birmingham, AL 35203

Send Tax Notice To:

Wayne A. Burinda
Karen M. Burinda
14101 Kenley Way
Birmingham, AL 35242

WARRANTY DEED

THE STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of SIXTY FIVE THOUSAND and No/100 (\$65,000.00) DOLLARS hand paid by the GRANTEES herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **COLIN A. PEARSON and wife, DIANE E. PEARSON** (hereinafter referred to as Grantor), do hereby grant, bargain, sell and convey unto **WAYNE A. BURINDA and wife, KAREN M. BURINDA** (hereinafter called Grantees), as joint tenants with right of survivorship, the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Map and Survey of Stillmeadow, Sector 2, as recorded in Map Book 28, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2001.
2. 70 foot building restriction line from Stillmeadows Circle as shown on recorded map.
3. Right of way granted Alabama Power Company recorded in Deed Book 126, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.
4. 50 foot buffer along eastern lot line and easement over the rear 55 feet and a of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
5. Restrictions, conditions and rights of way as shown by recorded map.

The full purchase price recited above was paid from the proceeds of a purchase money mortgage executed and delivered by the grantees herein simultaneously with the delivery of the within deed.

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TO HAVE AND TO HOLD the above described property, together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees, as joint tenants, with right of survivorship, their heirs, personal representatives 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.

Grantors hereby covenants with the said Grantees, their heirs, personal representatives and assigns, that Grantors are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances; that they have a good right to sell and convey the same to the said Grantees herein, and that Grantors, their heirs, personal representatives and assigns shall warrant and defend the same to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this the 14th day of May, 2001.

Colin A Pearson (SEAL)
COLIN A. PEARSON

Diane E Pearson (SEAL)
DIANE E. PEARSON

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Colin A. Pearson and wife, Diane E. Pearson, whose names 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 14th day of May, 2001.

E. Kay Wallace
NOTARY PUBLIC
My commission expires: 11-28-04

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