

Send tax notice to:
Jason Foster
Kimberly Foster
177 Cedar Bend Drive
Helena, AL 35080

This instrument prepared by:
Stewart & Associates
3595 Grandview Parkway
Suite 350
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Nine Thousand Nine Hundred and no/100 Dollars (\$129,900.00), in hand paid to the undersigned Chad E. Burdett and wife, Linda L. Burdett, (hereinafter referred to as the "Grantors") by Jason Foster and wife, Kimberly Foster, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, Block 3, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2002.
2. Permits to Alabama Power Company as recorded in Deed Book 109, page 582; Deed Book 113, Page 182 and Deed Book 201, Page 19 .
3. Restrictive covenants as recorded in Inst. #1994-25594 and Map Book 17, Page 139.

Inst # 2001-52383

12/03/2001-52383
04:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
SHELBY COUNTY JUDGE
003

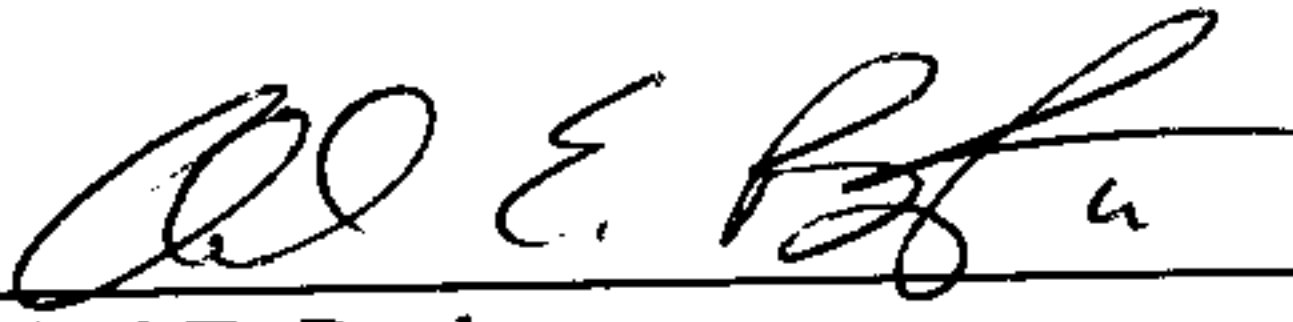
4. Easement to Alabama Power Company as recorded in Inst. #1994-1181.
5. Right of Way to Shelby County as recorded in Deed Book 271, page 715 and Deed Book 271 page 743.
6. Right of way for Roy Drive.
7. Right of way to Southern Natural Gas as recorded in Deed Book 90, page 480.
8. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

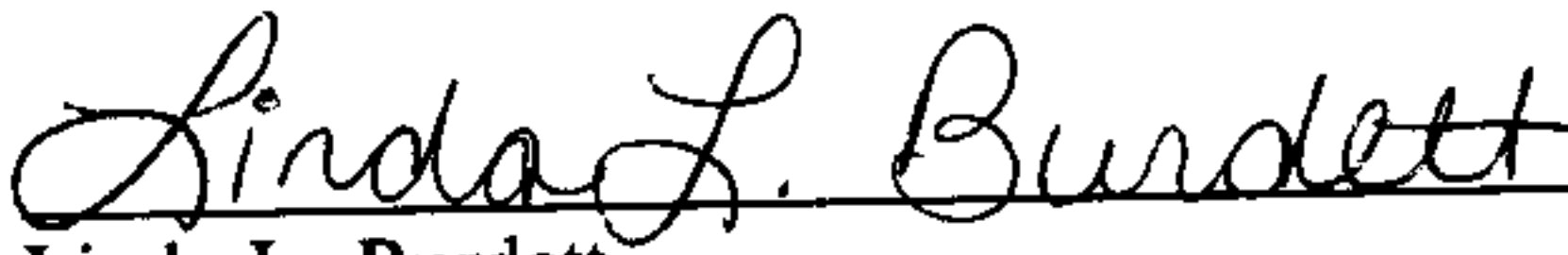
(\$128,854.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 29th day
of November, 2001.



Chad E. Burdett


Linda L. Burdett

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that Chad E. Burdett and Linda L. Burdett, whose names are signed to the foregoing
instrument and who are known to me, acknowledged before me on this day that, being informed
of the contents of the instrument, they executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this the 29th day of November, 2001.


Notary Public

[NOTARIAL SEAL]

My Commission expires: 1-3-04

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SHELBY COUNTY JUDGE OF PROBATE
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