

This instrument was prepared by

(Name) DAVID F. OVSON, LLC

(Address) 1130 South 22nd Street
Birmingham, Alabama 35205

Send Tax Notice To: Robert G. Sorrell

name 2709 Watkins Glen Dr.
770 Hollybrook Lake Road
address Birmingham
Leeds, Alabama 35094 35216

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 EIGHTY NINE THOUSAND AND NO/100-----
----- DOLLARS (\$489,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
David S. Bonjean and Dyane A. Bonjean, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert G. Sorrell and wife, Robbin P. Sorrell

(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 20, according to the Survey of Hollybrook Lake, as recorded in Map Book
4, Page 74, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 2002, which are a lien, but not yet due and payable until October 1, 2002.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 300,700.00 of the purchase price recited herein was derived from
the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 2002-11632

03/11/2002-11632
02:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 199.50

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 March, 2002.

(Seal)

(Seal)

(Seal)

David S. Bonjean
David S. Bonjean (Seal)

Dyane A. Bonjean
Dyane A. Bonjean (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that
David S. Bonjean and Dyane A. Bonjean, husband and wife
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 March A.D., 2002

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES David F. Ovson
FORGED THROUGH NOTARY PUBLIC UNDERWRITERS

Notary Public