

STATE OF ALABAMA
SHELBY COUNTY

20020507000211670 Pg 1/2 15:00
Shelby Cnty Judge of Probate, AL
05/07/2002 08:52:00 FILED/CERTIFIED

**WARRANTY
SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty-seven Thousand Dollars, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **EMMETT R. BROWN**, an unmarried man, Grantor, by and through his Attorney in Fact, **ELIZABETH B. BOGART**, does grant, bargain, sell and convey unto **RYAN M. TEEL and wife CYNTHIA W. TEEL**, 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 27, according to the Survey of Twin Oaks, as recorded in Map Book 22, Page 108, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT therefrom such mineral and mining rights reserved by former owners.

The above described land is conveyed subject to existing easements and restrictive covenants of record.

The full amount of said \$157,000.00 consideration was paid from a mortgage loan on the subject property from Grantees herein to SouthTrust Mortgage Corporation executed simultaneously with this deed.

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 do for myself and for my heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 30th day of April, 2002.

Elizabeth B. Bogart L.S.
EMMETT R. BROWN, by Elizabeth
B. Bogart, his Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, NANCY S. Hess, a Notary Public in and for said County, in said State, hereby certify that **ELIZABETH B. BOGART**, whose name as Attorney in Fact for **EMMETT R. BROWN** 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, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2002.

Nancy S. Hess

Notary Public

THIS INSTRUMENT PREPARED BY:
Carlton L. Teel
TEEL & TEEL, P.C.
Attorneys at Law
P.O. Box 245
Rockford, AL 35136-0245

SEND TAX NOTICE TO:
M/M Ryan M. Teel
138 Twin Oaks Circle
Chelsea, AL 35043

(Power of Attorney Attached)

STATE OF ALABAMA
SHELBY COUNTY**LIMITED DURABLE
POWER OF ATTORNEY**

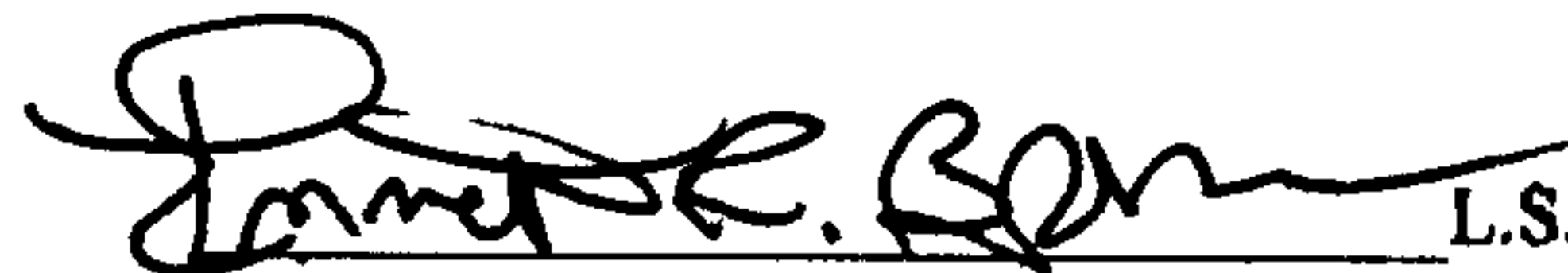
KNOW ALL MEN BY THESE PRESENTS, that I, EMMETT R. BROWN, do hereby make, constitute and appoint ELIZABETH B. BOGART my true and lawful Attorney in Fact, for me in my name, place and stead, and on my behalf, to do, perform and execute a warranty deed and other documents that I may do through an attorney in fact to sell and convey to RYAN M. TEEL and wife CYNTHIA W. TEEL the following described real estate located in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Twin Oaks, as recorded in Map Book 22, Page 108, in the Probate Office of Shelby County, Alabama.

Said sale shall be on such terms as shall be set by said Attorney in Fact, and said Attorney in Fact shall have full authority to transfer said real estate by general warranty deed, and to executed on my behalf any and all documents incident to such transaction.

This Power of Attorney shall remain in full force and effect until my death; any action taken in good faith by purchasers of said real estate (including the improvements located thereon), without knowledge of my death, shall be binding upon me and my heirs, legatees, assignees and personal representatives. The purchasers of such real estate can pay the purchase price to said Attorney in Fact, and such purchasers shall have no obligation to further account for such money nor to determine whether I am living or am of sound mind at the time of such payment.

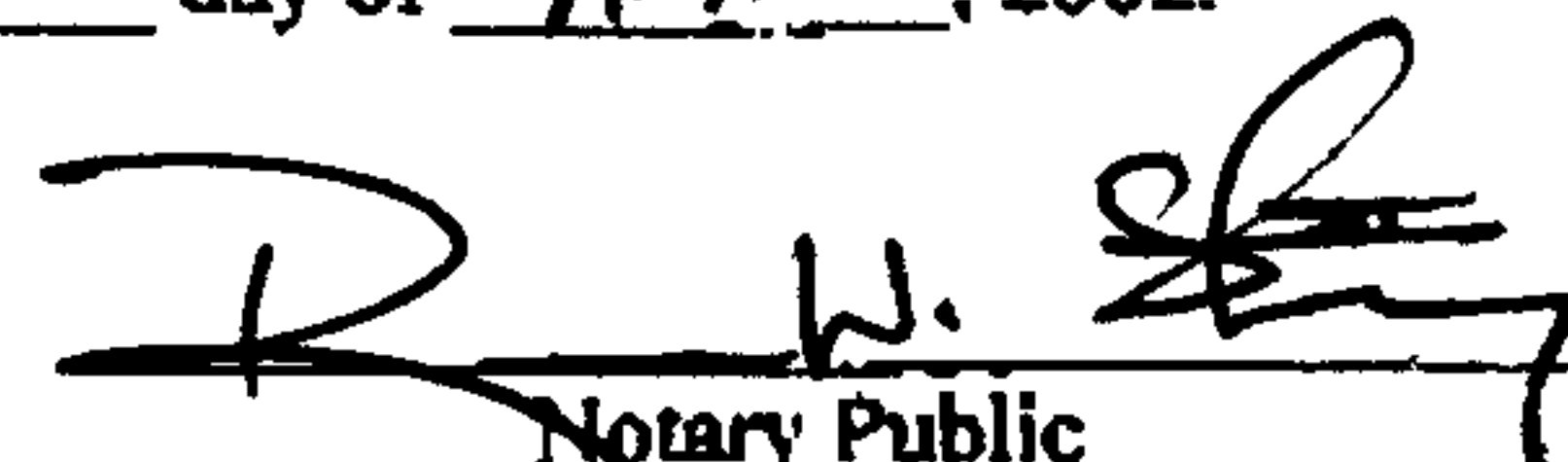
IN WITNESS WHEREOF, I have signed this Power of Attorney this 27 day of April, 2002.


L.S.
EMMETT R. BROWN

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned Notary Public for said County in said State, hereby certify that EMMETT R. BROWN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of APRIL, 2002.


Notary Public

THIS INSTRUMENT PREPARED BY:
Frank S. Teel
TEEL & TEEL, P.C.
Attorneys at Law
P.O. Box 245
Rockford, AL 35136-0245
(256) 377-4977