

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$ 147,400.00 to the undersigned Grantor(s), Stephen W. Burgess and Pamela R. Burgess, Husband and Wife, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto Keith Edwards and Wife, Nicole Edwards (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 4, thence run West along the North section line 3024.65 feet to the point of beginning; thence continue last course 209.0 feet (said point being 536 feet, more or less, East of the centerline of Shelby County Highway #17), thence run South 209.0 feet; thence run East 209.0 feet; thence run North 209.0 feet along the West line of the Davis property to the point of beginning. Less and except that part lying within the right of way of the public road along the North side of said property.

Address of Property: 114 Cedar Way, Montevallo, AL 35115

Described property to become the homestead of Grantees.

Subject to taxes for the year 2002 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$ 147,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 2 day of October, 2002.

By: Stephen W. Burgess  
Grantor

Pamela R. Burgess  
Grantor

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen W. Burgess and Pamela R. Burgess, Husband and Wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of October, 2002.

Devin A. England  
Notary Public  
Commission Expires: 02/25/04

**This Instrument Prepared By:**  
Kevin Hays and Associates, PC  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Keith Edwards  
Nicole Edwards  
114 Cedar Way  
Montevallo, AL 35115