

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
JAMES L. KITCHENS and wife, MARY JO KITCHENS
626 VALLEYVIEW DRIVE,
PELHAM, ALABAMA 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY


20021028000530210 Pg 1/2 171.00
Shelby Cnty Judge of Probate, AL
10/28/2002 09:48:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTY SEVEN THOUSAND AND NO/100 DOLLARS (\$157,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, DARRYL K. BURNS an unmarried man, and TAMBRA M. BURNS, an unmarried woman, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JAMES L. KITCHENS and wife, MARY JO KITCHENS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 29, Block 4, according to the Survey of Cahaba Valley Estates Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2003, which are a lien but not yet due and payable until October 1, 2003.
2. Restrictions appearing for record in Map Book 15, Page 333, and in Map Book 15, Page 501, in the Probate Office of Shelby County, Alabama.
3. Right of Way to Alabama Power Company, recorded in Volume 298, Page 677, and Real 302, Page 83, in the Probate Office of Shelby County, Alabama.
4. Coal, oil, gas and other mineral interests in, to or under the land herein described.
5. 30 foot building line, as shown by recorded map.
6. 10 foot easement on rear, as shown by recorded map.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 18TH day of OCTOBER, 2002.

| 
DARRYL K. BURNS

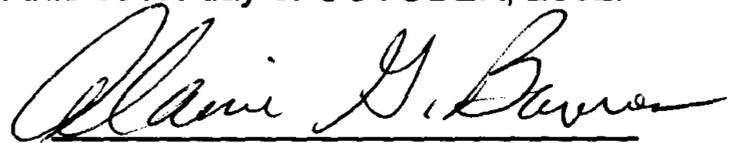
| 
TAMBRA M. BURNS

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that DARRYL K. BURNS an unmarried man, and TAMBRA M. BURNS, an unmarried woman, 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 18TH day of OCTOBER, 2002.



NOTARY PUBLIC

My Commission Expires: 10/31/2003