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20021209000612470 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
12/09/2002 09:14:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

GEORGE M. VAUGHN
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHARLES R. DEBERRY

3346 Culloden Way
35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY THOUSAND and 00/100 (\$80,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT A. HULSEY and SHERIDAN W. HULSEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHARLES R. DEBERRY and KIM G. DEBERRY, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 14, ACCORDING TO THE AMENDED MAP OF WILMINGTON PLACE, RECORDED IN MAP BOOK 30, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

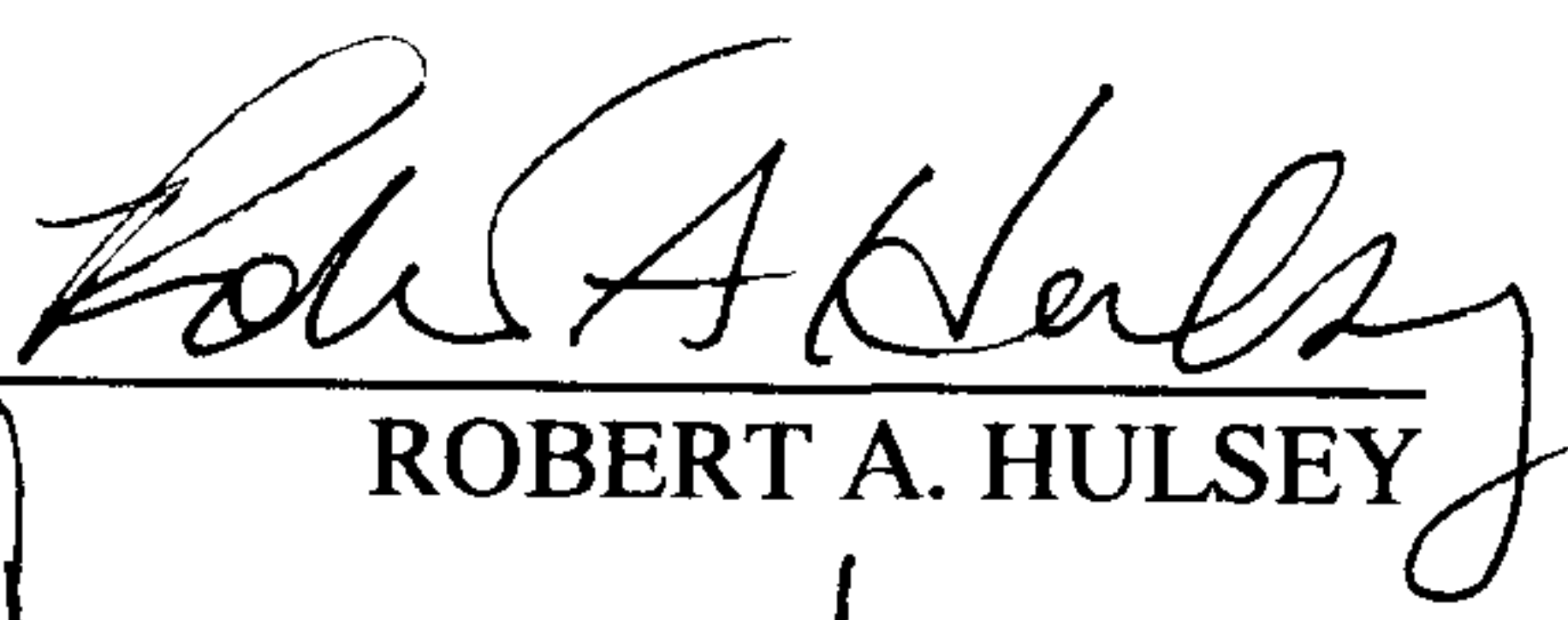
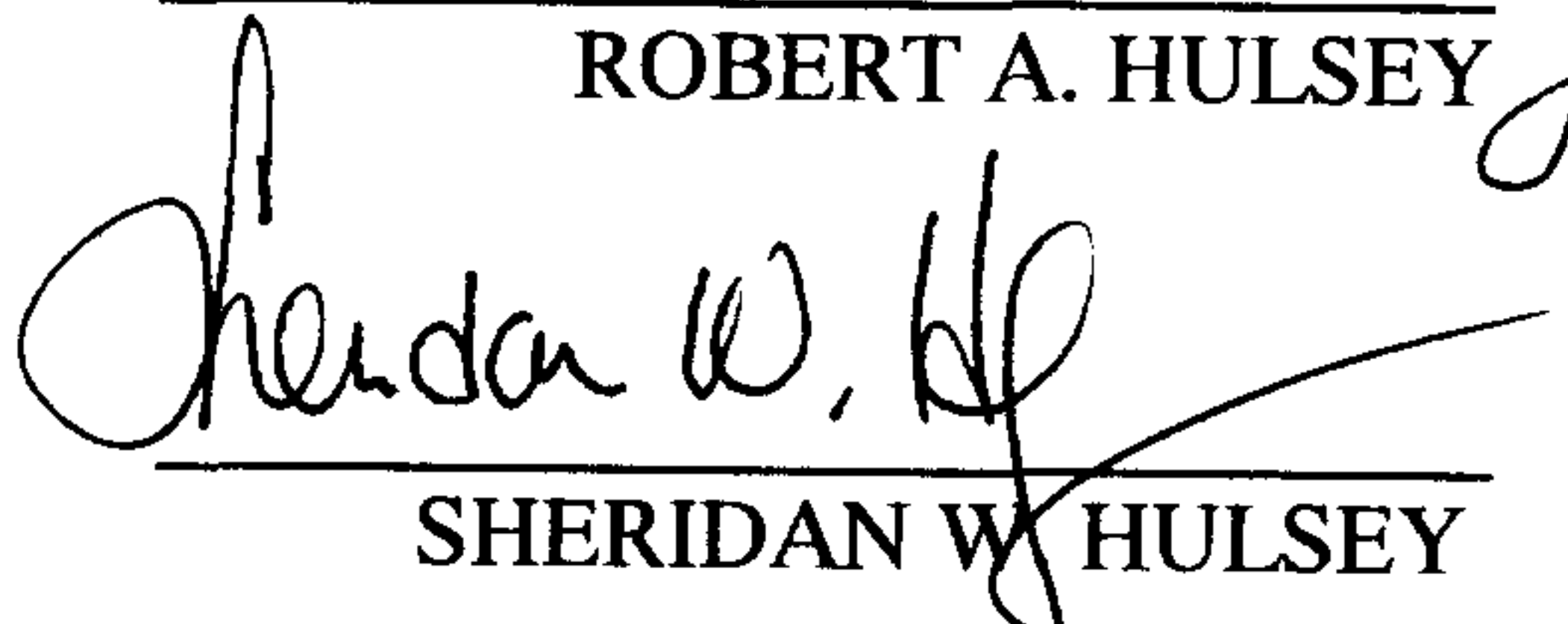
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 40 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 20 FOOT EASEMENT ON NORTHEAST, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #2002-16439 AND AMENDED BY INSTRUMENT #2002-17774, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RATIFY CONDITIONS ON RECORDED MAP IN INSTRUMENT #2002-17771, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY TO WATER WORKS BOARD OF THE CITY OF BIRMINGHAM, RECORDED IN INSTRUMENT #2001-46812, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$440,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROBERT A. HULSEY and SHERIDAN W. HULSEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of November, 2002.


ROBERT A. HULSEY

SHERIDAN W. HULSEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT A. HULSEY and SHERIDAN W. HULSEY, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of November, 2002.


Notary Public

My commission expires: 9.29.06