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This Instrument was prepared by:

Send Tax Notice to:

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Birmingham, AL 35244

CHARLOTTE DRAPER
125 PEBBLE LANE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That, Whereas, ELEANORE FETKO, departed this life testate; and

Whereas, the Last Will and Testament of ELEANORE FETKO, named LAURA JEAN FETKO as the Executrix of the Estate; and

Whereas, LAURA JEAN FETKO is granted Letters Testamentary as Executrix of the Estate of ELEANORE FETKO, by the Judge of Probate of SHELBY County, Alabama, as shown by the records in Probate Case No. 43-047, and

Now, Therefore, in consideration of the Premises, and the sum of ONE HUNDRED THIRTEEN THOUSAND NINE HUNDRED AND NO/100 (\$113,900.00) DOLLARS, cash in hand paid to the undersigned, namely: LAURA JEAN FETKO as Executrix of the Will and Estate of ELEANORE FETKO, deceased, the receipt of which is hereby acknowledged, the undersigned, in her capacity as Executrix of the Estate of ELEANORE FETKO, does by these presents, grant, bargain, sell and convey unto CHARLOTTE DRAPER; HALSA M. POSTEN and WILLIAM J. MATHIS, JR. (GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 62, ACCORDING TO THE SURVEY OF OAKWOOD VILLAGE, PHASE ONE, AS RECORDED IN MAP BOOK 19 PAGE 163, BEING A RE-RECORDING OF MAP BOOK 19 PAGE 127 AND MAP BOOK 19 PAGE 91, 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. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM PEBBLE LANE AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 7.5 FEET ON THE WESTERLY LOT LINE.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1995-6027 AND INST. #1995-16238 AND IN MAP BOOK 19 PAGE 91 IN THE PROBATE OFFICE.
5. EASEMENT(S) TO CITY OF ALABASTER AS SHOWN BY INSTRUMENT RECORDED IN REAL 333 PAGE 358 AND REAL 2 PAGE 754 IN THE PROBATE OFFICE.

6. EASEMENT(S) TO ALABASTER GAS AND WATER BOARD AS SHOWN BY INSTRUMENT RECORDED IN REAL 278 PAGE 391 IN THE PROBATE OFFICE.
7. EASEMENT(S) TO SOUTH CENTRAL BELL AS SHOWN BY INSTRUMENT RECORDED IN DEED 337 PAGE 241 AND REAL 39 PAGE 365 IN THE PROBATE OFFICE.
8. AGREEMENT IN REGARD TO SANITARY SEWER SYSTEM AS SET OUT IN INST. #1992-17596 IN THE PROBATE OFFICE.

TO HAVE AND TO HOLD unto CHARLOTTE DRAPER; HALSA M. POSTEN and WILLIAM J. MATHIS, JR., 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 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.

It is understood and agreed that wherever in this instrument the singular number is used, it applies to the plural if and when necessary and that when the plural is used, the plural likewise applies to the singular if and when necessary.

In Witness Whereof, the undersigned, LAURA JEAN FETKO, in her capacity as Executrix of the Estate of ELEANORE FETKO, deceased, has hereunto subscribed her name and seal, on this the 19TH of NOVEMBER, 2002.


LAURA JEAN FETKO as Executrix of the Estate
of ELEANORE FETKO, deceased

Fetko, deceased

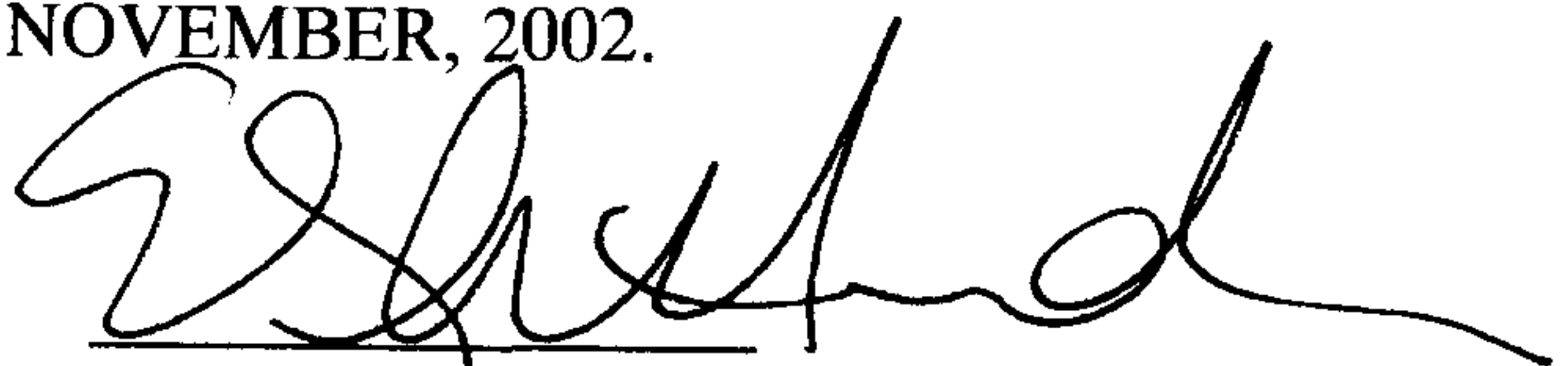
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that LAURA JEAN FETKO , whose name as Executrix of the Estate of ELEANORE FETKO, Deceased, 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 Executrix 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: 10-2-05