

This instrument was prepared by:

Joseph L. Coker, Attorney at Law
2405 Maury Drive
Birmingham, AL 35242

Send Tax Notices To:

Joseph L. Coker and
Ginger Anna Durden
2405 Maury Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,


20030103000006160 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
01/03/2003 13:34:00 FILED/CERTIFIED

That in consideration of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt and sufficiency of which are hereby acknowledged, I, GINGER ANNA DURDEN, a married woman, (herein referred to as grantor) do hereby grant, bargain, sell and convey unto JOSEPH L. COKER and GINGER ANNA DUREN, husband and wife, (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 69, Second Sector, according to the Survey of Altadena Woods, 2nd and 5th Sectors, as recorded in Map Book 10, Page 54 A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted..

Subject to:

Existing easements, restrictions, set-back lines and limitations of record.

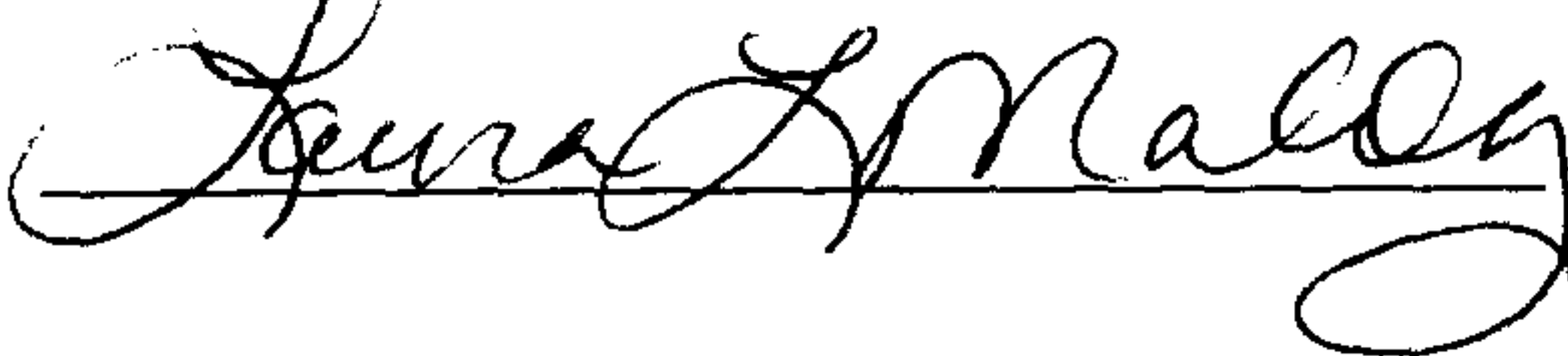
That certain Mortgage recorded as Instrument Number 1994-0411000117651 in the Probate Office of Shelby County, Alabama.

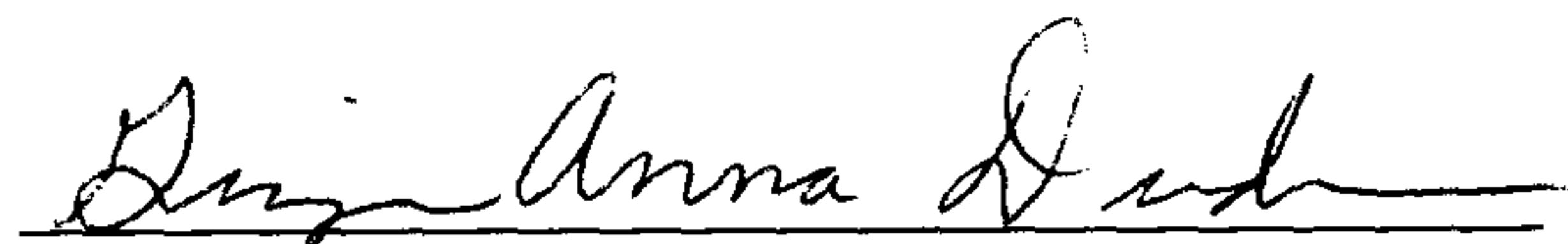
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy created hereby is severed or terminated during the joint lives of the GRANTEES herein) in 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 said 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 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 the 20th day of December, 2002.

WITNESS:




Ginger Anna Durden

STATE OF ALABAMA)
Jefferson COUNTY)

I, Barbara E. Smith, a Notary Public in and for said County, in said State, hereby certify that Ginger Anna Durden, a married woman, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 2002.


Notary Public
My commission expires: 07/16/03