

WARRANTY DEED

20030221000109100 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
02/21/2003 09:00:00 FILED/CERTIFIED

State of Alabama)

)

To All To Whom These Presents Shall Come, Greetings :

Shelby County)

Be it Known That in consideration of THREE HUNDRED FORTY FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$344,500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, William Andrew McCrite Jr. and wife, Nancy McCrite, (herein referred to as "Grantors"), have granted, bargained and sold and by theses presents do *grant, bargain, sell* and *convey* unto Timothy Brunner and Jennifer L. Brunner, (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 4, according to the 1st Amended Final Record Plat of Heatherwood, 9th Sector, Phase I, as recorded in Map Book 19, page 159, in the Probate Office of Shelby County, Alabama.

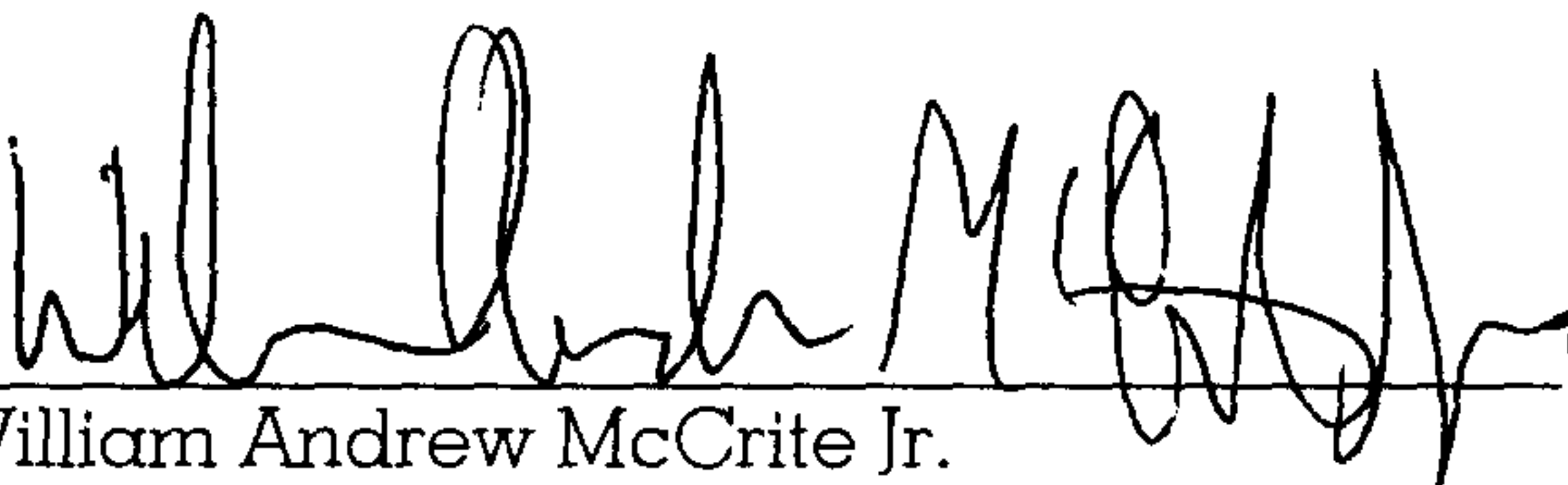
Subject to ad valorem taxes for the years 2003, and thereafter; easements, restrictions, covenants, and rights of way of record.

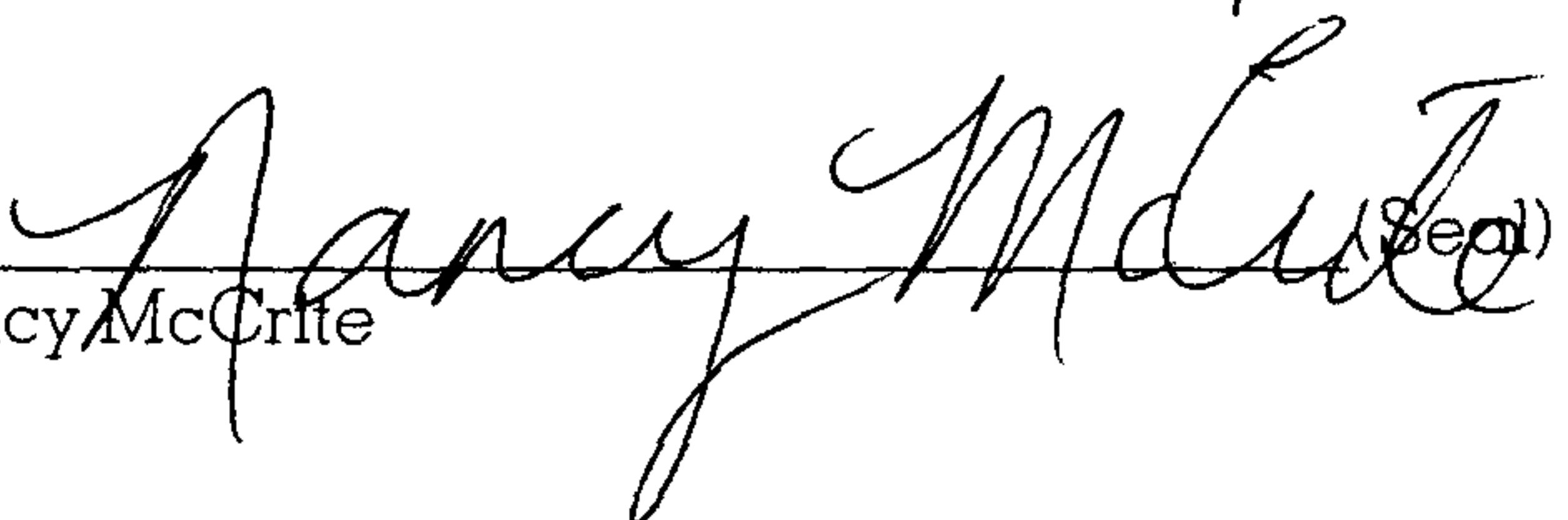
\$275,600.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$68,900.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 12th day of February, 2003.

 (Seal)
William Andrew McCrite Jr.

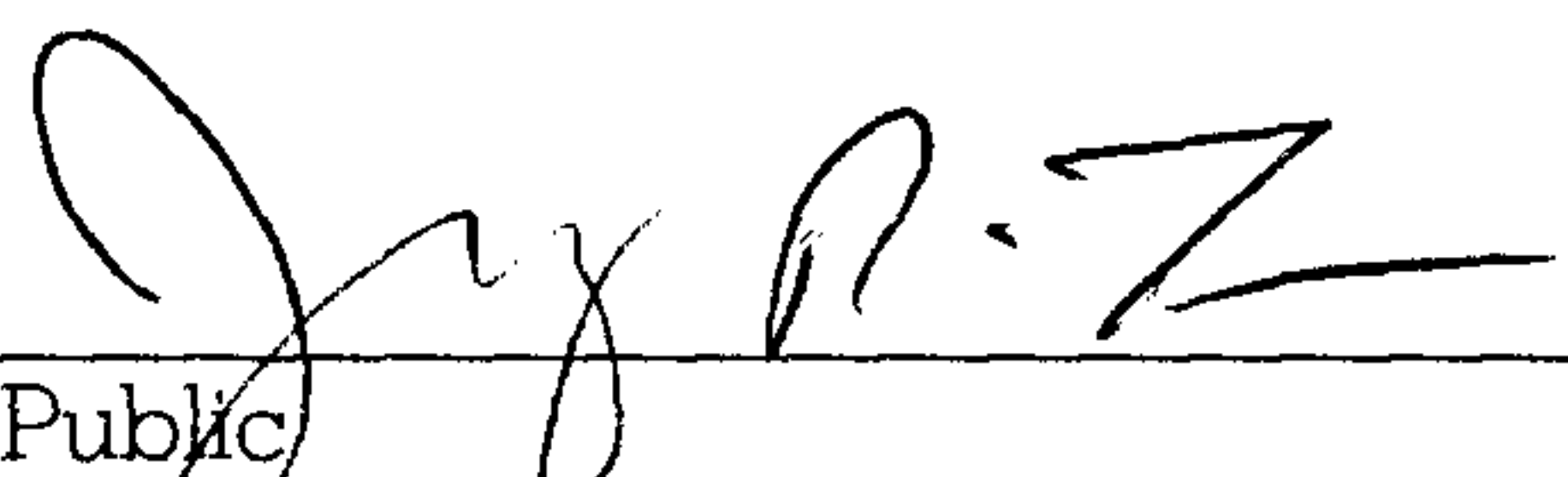
 (Seal)
Nancy McCrite

State of Alabama)

Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Andrew McCrite Jr. and Nancy McCrite, 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 12th day of February, 2003.


Notary Public
My commission expires:

This instrument was prepared by:
Larry R. Newman
Newman Lees, LLC
300 Office Park Drive, Suite 105
Birmingham, Alabama 35223

JEFFREY R. LEES
Notary Public, State of Alabama
My Commission Expires April 17, 2005