


Patrick H. Boone, Attorney at Law
(Name)
705 New South Federal Savings Bldg.
215 Richard Arrington, Jr. Blvd. North
(Address)
Birmingham, Alabama 32503-3720

Send Tax Notice To:
Lester H. Buryn and wife, Linda Buryn
(Name)
58 Rockin Tree Road
Leeds, Alabama 35094
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20030602000337710 Pg 1/1 24.00
Shelby Cnty Judge of Probate, AL
06/02/2003 10:47:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand Eight Hundred and No/100---- Dollars
(\$12,800.00)
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Raymond L. Jacoby, Jr. and wife, Kay Jacoby,
(herein referred to as grantors) do, grant, bargain, sell and convey unto
Lester H. Buryn and wife, Linda Buryn,

(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 2, according to the Survey of Rockin Tree, as recorded in Map Book 22, page 20, in the Probate Office
of Shelby County, Alabama.

This conveyance is made subject to all existing restrictions, right of ways, limitations, easements, exceptions, reservations, releases, covenants of record and mineral and mining rights and rights of record, including but not limited to the following: (1) Taxes and assessments for the year 2003, and subsequent years, which are not yet due and payable; (2) Restrictions appearing of recorded in Instrument 1997-16340 and Instrument 1997-8479 in the Probate Office of Shelby County, Alabama; (3) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 93, page 422 and Deed Book 131, page 197, in the Probate Office of Shelby County, Alabama; (4) The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to and/or traversing through, subject property; (5) Rights of parties, if any, to pond; and (6) Coal, oil, gas and other mineral interests in, to or under the land described above.

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 ~~by~~ we do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that ~~by~~ we have a good right to sell and convey the same as aforesaid; that ~~by~~ (we) will and ~~my~~ (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.

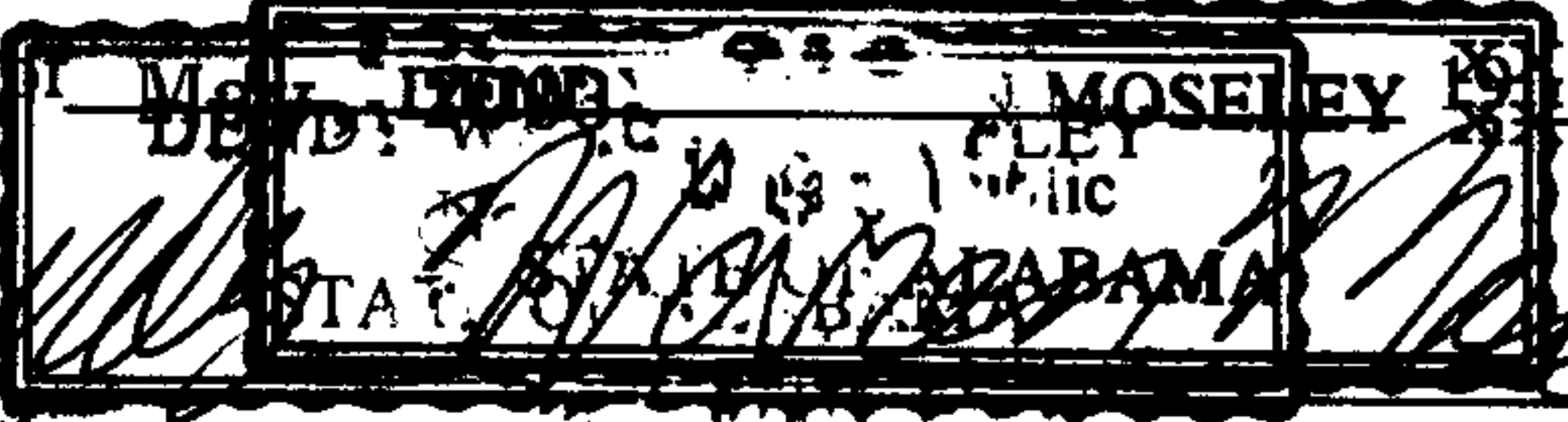
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of
May 2003 ~~xxxx~~.

_____(Seal) Raymond L. Jacoby, Jr. (Seal)
_____(Seal) Kay Jacoby (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Raymond L. Jacoby, Jr. and wife, Kay Jacoby whose name(s) 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 the 30 day of May, 2003, at Leeds, Alabama.


Notary Public