

WARRANTY DEED

Grantee's Address:  
1430 Whirlaway Court  
Helena, AL 35080

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN by these presents: That for and in consideration of \$100.00 (one hundred dollars) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, paid to the undersigne grantors, paid in hand by the grantee(s) herein, I/we,

John Burke, II and Angela B. Burke, husband and wife,

(herein referred to as grantor), hereby grant, bargain, sell and convey unto Matthew T. Haust and wife, Erin J. Haust



20030701000410320 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
07/01/2003 08:02:00 FILED/CERTIFIED

(hereinafter referred to as grantees), for and during their joint lives and upon the death of either, then to th survivor of them in fee simple, together with every contingent remainder and right of reversion

the following described real estate, situated in Shelby County, to-wit: 1430 Whirlaway Court, Helena, AL 35080 , an more particularly described as:

Lot 16, according to the Survey of Dearing Downs, Fourth Addition, as recorded in Map Book 9, Page 179 in the Probate Office of Shelby County, Alabama.

To Have and to Hold to the said grantee(s), the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 teminated during the joint lives of the GRANTESS herein) in the event one grantee \* This conveyance is subject to any covenants, restrictions, reservations, encumbrances and easements which appear of record in the Office of the Judge of Probate of Shelby County, Alabama.

And grantor(s) do/does, for itself/himself/herself/themselves and his/her/their heirs, executors, and administrators, covenant with said grantee(s), and their heirs and assigns, that grantor(s) is/are lawfully seized in fee simple of sai premises; that they are free from all encumbrances save those noted in the record; that he/she/they have a good right to sell and convey the same as aforesaid; that he/she/they will, and their heirs, executors and administrators shall warrant and defend the same to said grantee(s), their heirs and assigns, forever, against the lawful claims of all persons.

In Witness Whereof, I/we have hereunto set my/our hand(s) and seals this 16<sup>th</sup> day of June, 2003.

John Burke, II

Angela B. Burke

\*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 GRANTESS herein shall take as tenants in common, forever.

STATE OF Alabama )  
Shelby COUNTY )

BEFORE ME, the undersigned notary public for and in said county and state, did appear John Burke, II and Angela B. Burke, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, and wh acknowledged before me on this day, that being informed of the contents of this conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16<sup>th</sup> day of June, 2003.

Notary Public  
My commission expires 11/22/04

The preparer of this deed has acted as a scrivener only and has not examined the title to the property, an makes no representations regarding the same.

Prepared by:  
James D. Hamlett  
207 Montgomery Street, Suite 414  
Montgomery, AL 36104