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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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SEND TAX NOTICE TO:

DAVID R. BRODERICK  
224 CREST LAKE DRIVE  
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED THIRTY FIVE THOUSAND DOLLARS and 00/100 (\$235,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BOBBIE Y. WILLIAMS, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID R. BRODERICK AND DEBORAH K. BRODERICK, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HER RESPECTIVE SPOUSE.

LOT 40, BLOCK 2, ACCORDING TO THE SURVEY OF SOUTHLAKE CREST, 2<sup>ND</sup> SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 69, 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. RESTRICTIONS AND/OR COVENANTS APPEARING OF RECORD IN REAL 160, PAGE 495 AND INST. #1993-30195, (PROVIDED COVENANTS OR RESTRICTIONS, IF ANY, REGARDING RACE, RELIGION, SEX, HANDICAP, OR NATIONAL ORIGIN ARE HEREBY OMITTED).
3. EASEMENT(s) TO ALABAMA POWER COMPANY RECORDED IN DEED 129, PAGE 572 AND DEED 219, PAGE 734.
4. EASEMENT(s) TO ALABAMA POWER COMPANY RECORDED IN REAL 142, PAGE 184 AND REAL 149, PAGE 12.
5. EASEMENT(s) TO ALABAMA POWER COMPANY RECORDED IN INST. \$1993-24582.
6. ARTICLES OF INCORPORATION OF SOUTHLAKE CREST RESIDENTIAL ASSOCIATION RECORDED AS INST. #1993-30196 AND BY-LAWS RECORDED IN INST #1993-30197.

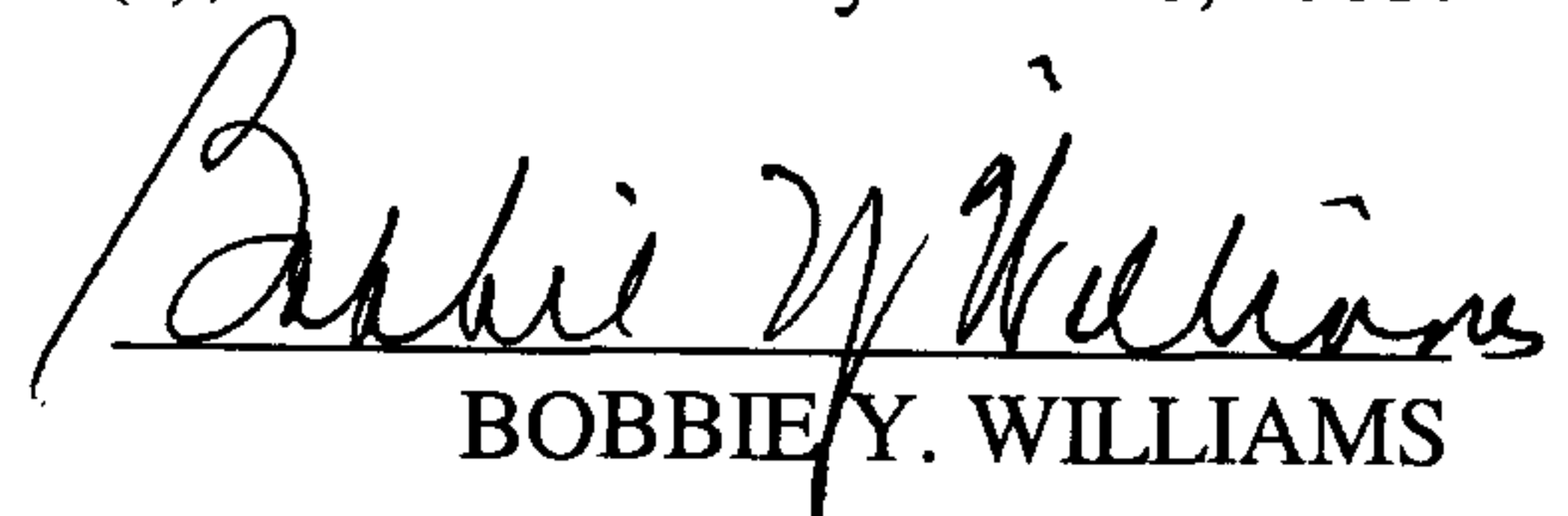
7. RESTRICTION OF LAND USE RECORDED IN REAL 160, PAGE 492.

\$188,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, BOBBIE Y. WILLIAMS, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of June, 2003.

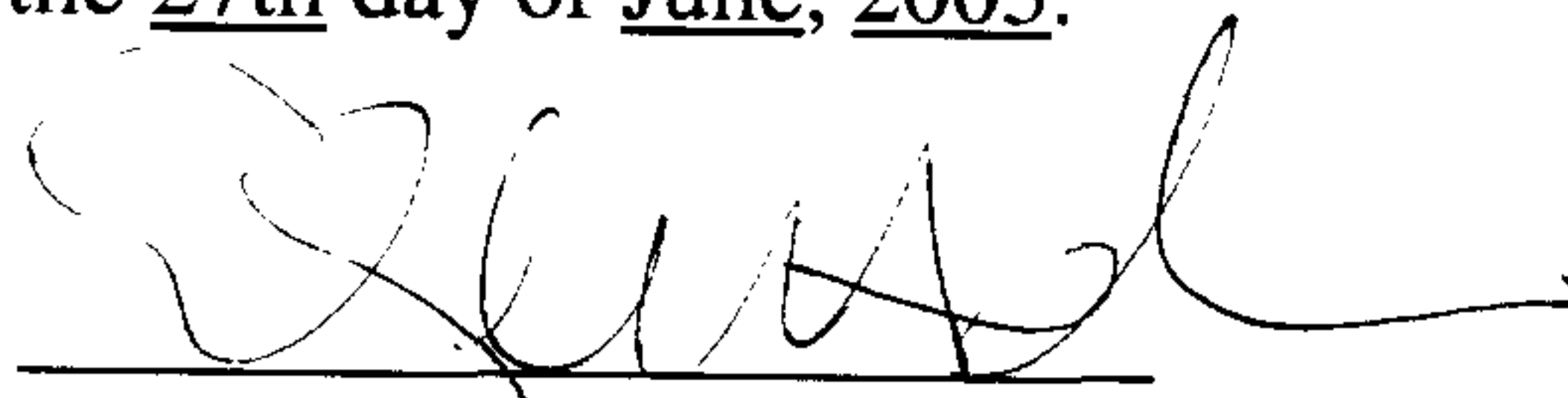
  
BOBBIE Y. WILLIAMS

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BOBBIE Y. WILLIAMS, A MARRIED PERSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of June, 2003.

  
Notary Public

My commission expires: 6-2-05