

This instrument was prepared by
(Name) Larry L. Halcomb
3512 Old Montgomery Hwy, Ste. 219
(Address) Birmingham, AL 35209

Send Tax Notice To: W. Ross O'Brien
name
5340 South Broken Bow Dr.
address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY TWO THOUSAND AND NO/100 DOLLARS (162,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. Ross O'Brien and Wife, Andrea Lisa O'Brien

(herein referred to as grantors) do grant, bargain, sell and convey unto Kasey E. Fox and Cristina Watts Fox

(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 5, Block 2, according to the Survey of Broken Bow, as recorded in Map Book 7, page 145, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2003.

Subject to restrictions; 10 foot easement on rear; 30 foot building line; undetermined width easement on East; restriction or covenants; and, right of way to Southern Bell Telephone & Telegraph Company, of record.

\$ 155,548.00 of the purchase price was paid from the proceeds of a mortgage loan 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, 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, 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 27th day of June, 2003.

(Seal)

(Seal)

(Seal)

W. Ross O'Brien

(Seal)

Andrea Lisa O'Brien

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that W. Ross O'Brien AND Wife, Andrea Lisa O'Brien 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 27th day of June A.D., 2003

Cecelia M. Williamson

Notary Public
My Commission Expires: 7-24-03