


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
William C. Dieter
3790 South Spruce Street
Denver, Colorado 80237-2149

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20030709000432240 Pg 1/1 141.00
Shelby Cnty Judge of Probate, AL
07/09/2003 09:01:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTY THOUSAND AND NO/00 (\$130,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lee M. Walker, a single man and Beki L. Walker, a single woman (herein referred to as grantor)** bargain , sell and convey unto, **William C. Dieter and Betty J. Dieter (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

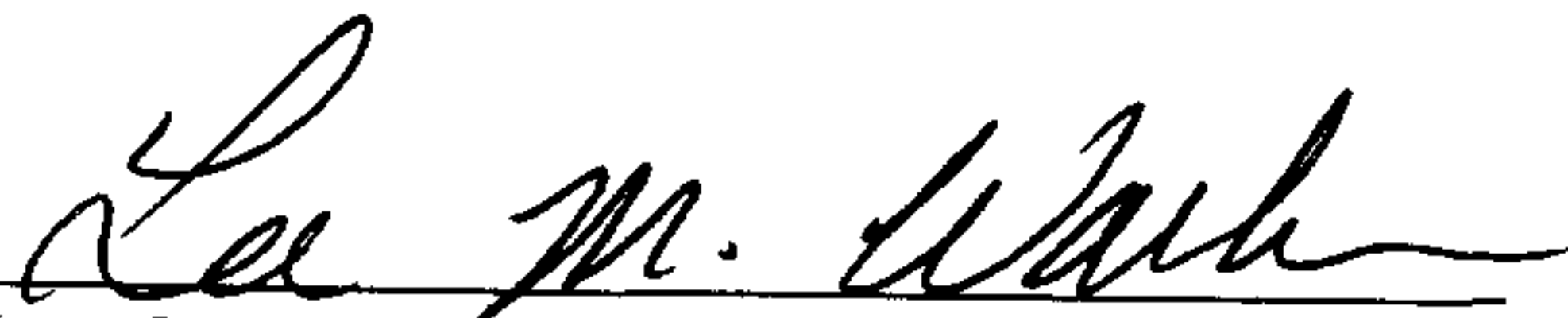
Lot 5, according to the Survey of Hamlet, 4th Sector, as recorded in Map Book 9, Page 22, in the Probate Office of Shelby County, Alabama.


Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of July 2003.

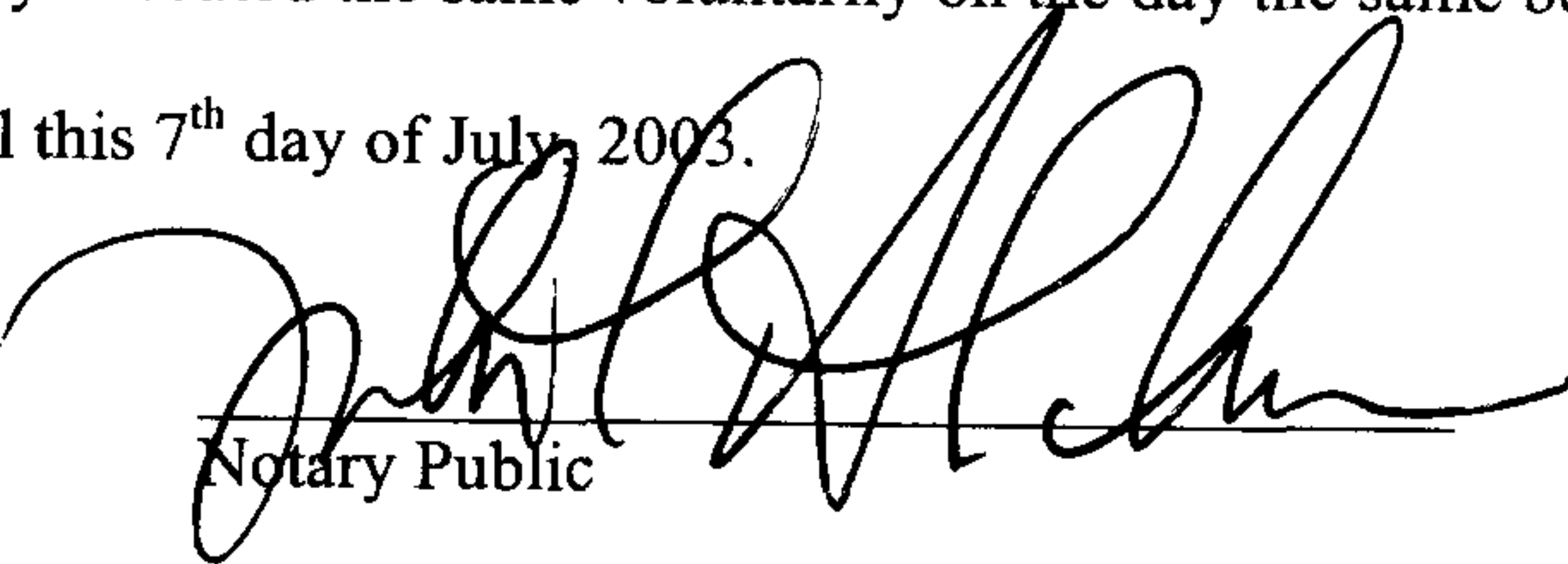

Lee M. Walker


Beki L. Walker

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Lee M. Walker and Beki L. Walker 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 7th day of July, 2003.


Notary Public

My commission expires: 10/16/04