


SEND TAX NOTICES TO:
ROBERT K. BROWN
MARY LYNN BROWN
2311 BIRKSHIRE LANE
BIRMINGHAM, AL 35244


20030807000514050 Pg 1/2 96.50
Shelby Cnty Judge of Probate, AL
08/07/2003 08:49:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Hundred Four Thousand Nine Hundred and no/100 Dollars (\$404,900.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, KEITH CHRISTIANSSSEN and TIA CHRISTIANSSSEN, HUSBAND and WIFE, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto, ROBERT K. BROWN and MARY LYNN BROWN, (herein referred to as "Grantees"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in SHELBY County, Alabama, to wit:

The property described on Exhibit A attached hereto and incorporated herein by this reference.

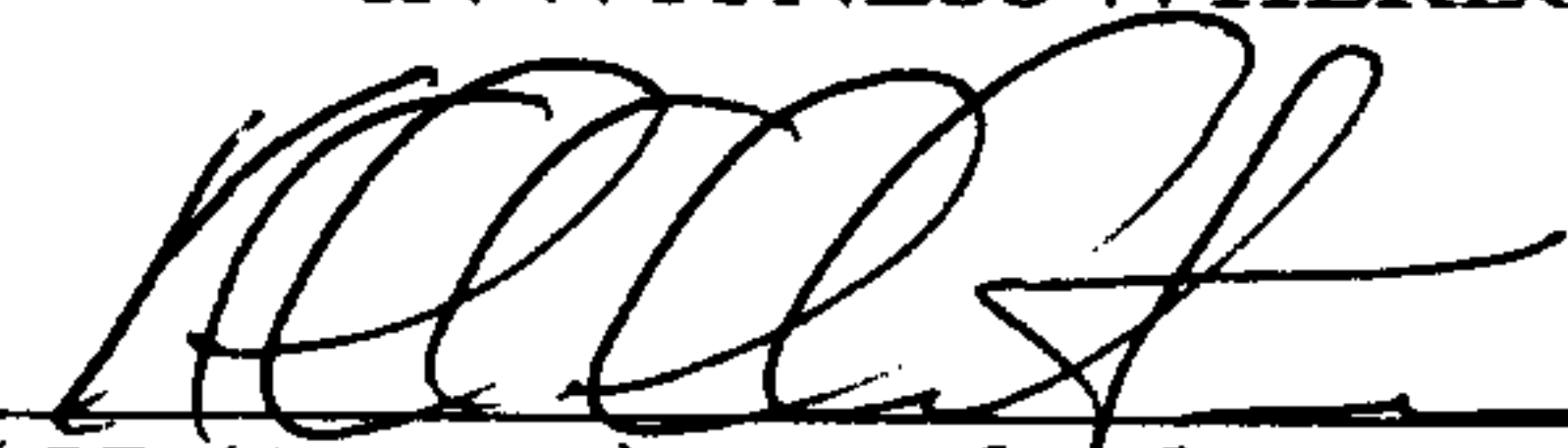
Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2003 and subsequent years not yet due and payable.

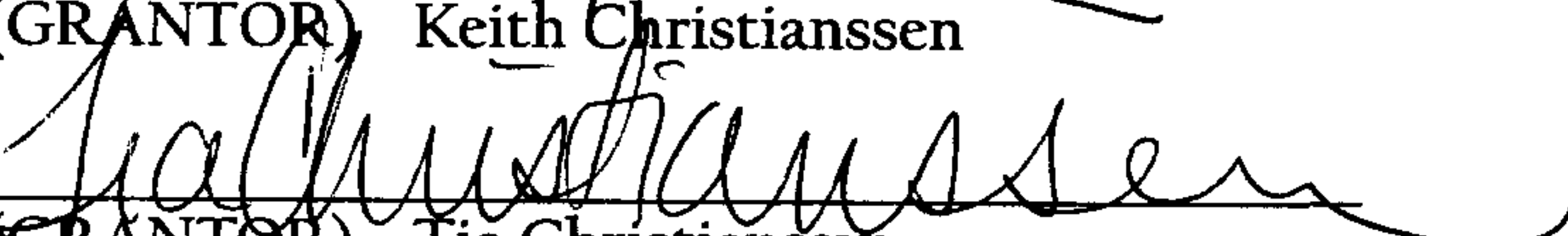
\$322,700.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR does for their heirs and executors, successors and assigns, covenant with said Grantees, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantees, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 31st day of July, 2003.


(GRANTOR) Keith Christianssen


(GRANTOR) Tia Christianssen

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Keith Christianssen and Tia Christianssen, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of July, 2003.



NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/05

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

EXHIBIT "A"

Parcel I

Lot 3807, according to the Survey of Birkshire, 38th Addition to Riverchase, as recorded in Map Book 22, Page 140, in the Probate Office of Shelby County, Alabama.

Parcel II

A part of Lot 3811A, a Resurvey of Lots 3810 thru 3815 of Birkshire, 38th Addition to Riverchase, as recorded in Map Book 24, Page 136, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of said Lot 3811A, run in a Southwesterly direction along the East line of said Lot 3811A, for a distance of 25.73 feet to an existing iron rebar set by Arrington and being the point of beginning; thence continue in a Southwesterly direction along last mentioned course for a distance of 4.07 feet to an existing cross cut in a concrete driveway; thence turn an angle to the right of 23 degrees 25 minutes 25 seconds and run in a Southwesterly direction for a distance of 103.02 feet to an existing iron rebar set by J. A. Day being the most Southerly corner of said Lot 3811A; thence turn an angle to the right of 148 degrees 54 minutes 10 seconds and run in a Northerly direction for a distance of 92.25 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 90 degrees and run in an Easterly direction for a distance of 53.75 feet to the point of beginning.