

This instrument was prepared by:
John Bahakel, Attorney
2131-12th Avenue North
Birmingham, AL 35234

Send Tax Notice To:
Jessica L. Averitt &
Christopher Lee Bryars
1321 Applegate Drive
Alabaster, AL 35114

WARRANTY DEED — JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand Dollars (\$50,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, James Shelton and spouse, Patricia Shelton (herein referred to as Grantors) do, grant, bargain, sell and convey unto Jessica L. Averitt, a single woman and Christopher Lee Bryars, a single man (herein referred to as Grantees), for and during their joint lives and upon the death of one of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 100, according to a Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, page 25, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc. by deed recorded in Probate Office of Shelby County, Alabama, in Real 65, page 201 and Real 318, page 135, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, in Real 63, page 634, as amended by Corporation Record 43, page 711, being situated in Shelby County, Alabama.

Subject to easements, restrictions, covenants, conditions and reservations of record.


A title search or review was neither requested nor performed.

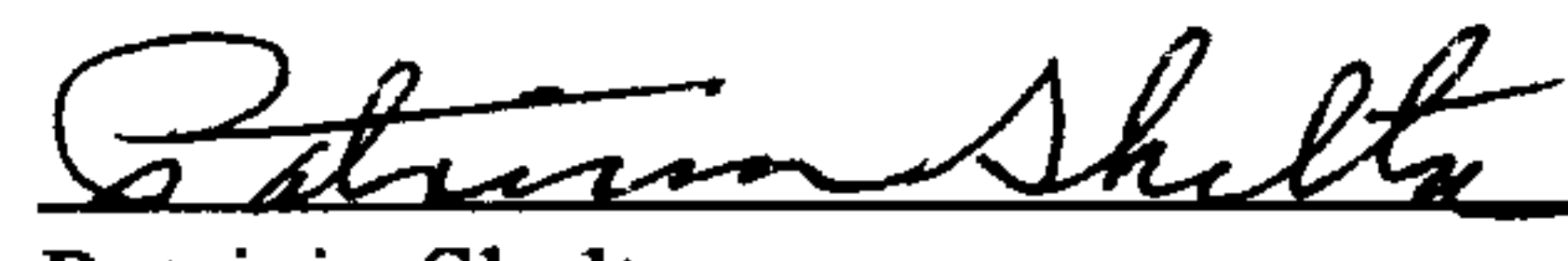
A portion of the purchase price was paid by a mortgage.

TO HAVE AND TO HOLD, to 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 of the grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 27 day of August, 2003.

 (Seal)
James Shelton


 (Seal)
Patricia Shelton

State of Alabama
Shelby County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James & Patricia Shelton whose names are signed to the foregoing conveyance, and who are known to me or otherwise presented proof of their identities 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 the 27 day of August, 2003.


Notary Public
My Commission Expires: 9-18-04

Bahakel