

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TWO HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$238,500.00) and other valuable considerations to the undersigned GRANTOR(S), JAMES R. DYNNESON AND ELANE P. DYNNESON, HUSBAND AND WIFE, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto RICHARD A. PASSEY AND AMY G. PASSEY, (hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

Lot 20, according to the Survey of Brookhaven Subdivision, Sector 2, as recorded in Map Book 11, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

\$226,575.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST AND SECOND PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE(S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 30TH day of September, 2003.

James R. Dynneson
JAMES R. DYNNESON

By: Mark Driscoll, AIF
BY: MARK DRISCOLL, ATTORNEY IN FACT

Elane P. Dynneson
ELANE P. DYNNESON

By: Mark Driscoll, AIF
BY: MARK DRISCOLL, ATTORNEY IN FACT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that JAMES R. DYNNESON AND ELANE P. DYNNESON, by and through their Attorney In Fact, MARK DRISCOLL, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he individually and in his capacity as such Attorney In Fact, and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 30TH day of September, 2003.

My Comm. Exp.:

Christopher P. Moseley
CHRISTOPHER P. MOSELEY NOTARY PUBLIC
MY COMMISSION EXPIRES 10/27/05

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

RETURN DEED TO:
RICHARD PASSEY
2719 STEVENS CREEK ROAD
BIRMINGHAM, ALABAMA 35244