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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

GARY D. ROBERTS
102 STONERIDGE CIRCLE
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY NINE THOUSAND DOLLARS and 00/100 (\$159,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, THADDEUS R. BORYCZKA and ERIN L. KING-BORYCZKA, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GARY D. ROBERTS and MICHELLE JENSEN ROBERTS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 322, ACCORDING TO THE SURVEY OF PHASE 1 FIELDSTONE PARK THIRD SECTOR AS RECORDED IN MAP BOOK 18, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

****ERIN L. BORYCZKA NAMED HEREIN IS ONE AND THE SAME AS ERIN L. KING-BORYCZKA GRANTEE IN DEED RECORDED UNDER INSTRUMENT NUMBER 2000-0654*****

SUBJECT TO:

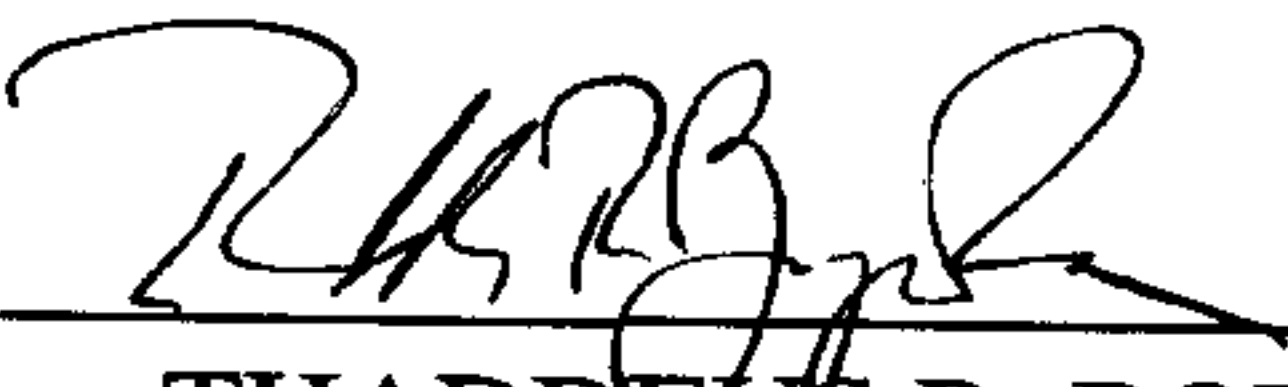
1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 30 FOOT BUILDING RESTRICTION LINE FROM STONERIDGE CIRCLE AND FROM STONERIDGE DRIVE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD UNDER INSTRUMENT NUMBER 1994-22333 AND AMENDED UNDER INSTRUMENT NUMBER 1999-05458.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING RELEASE OF DAMAGES AS RECORDED UNDER INSTRUMENT NUMBER 1994-28070.
5. TERMS CONDITIONS COVENANTS AND RELEASE OF DAMAGES AS RECORDED UNDER INSTRUMENT NUMBER 1994-28070.
6. ARTICLES OF INCORPORATION OF FIELDSTONE PARK HOMEOWNERS ASSOCIATION, INC. AS RECORDED UNDER INSTRUMENT NUMBER 1997-01423.

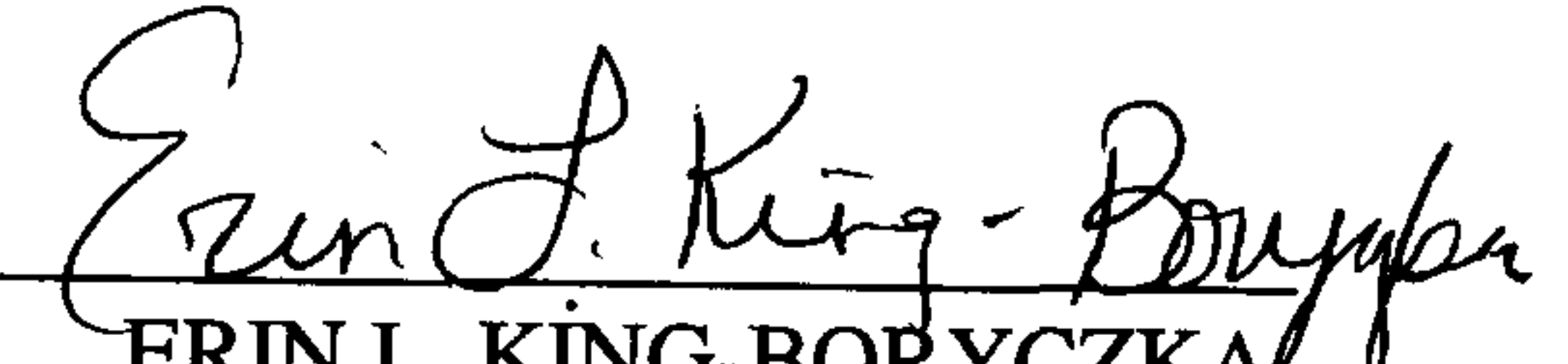
\$127,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, THADDEUS R. BORYCZKA and ERIN L. KING-BORYCZKA, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of September, 2003.


THADDEUS R. BORYCZKA

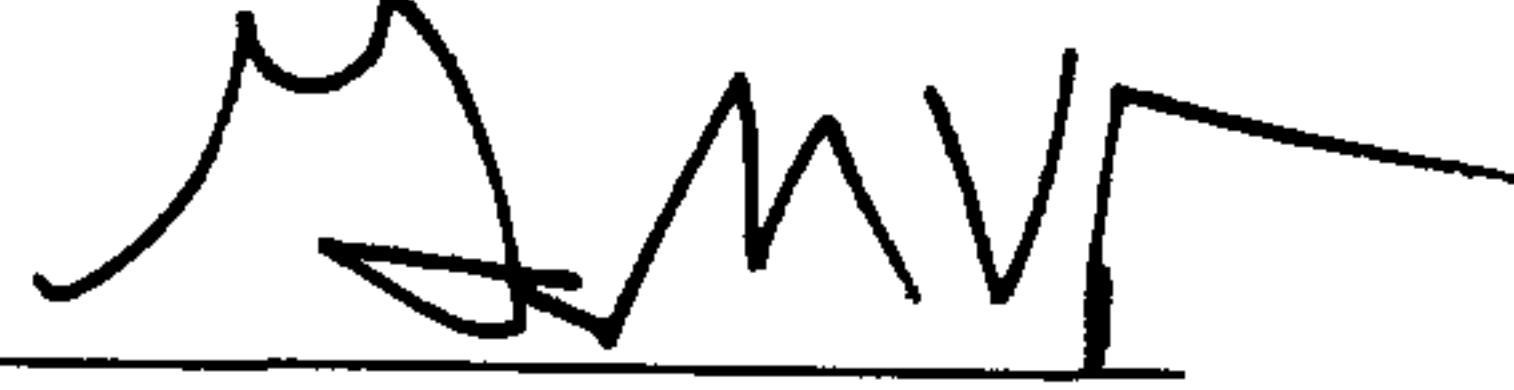

ERIN L. KING-BORYCZKA

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that THADDEUS R. BORYCZKA and ERIN L. KING-BORYCZKA, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of September, 2003.


Notary Public

My commission expires: 9.29.06