

10850
DJ

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SCOTTIE D. BRACKNER
107 LAKE DAVIDSON LANE
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 EIGHTY FOUR THOUSAND DOLLARS and 00/100 (\$184,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KIMBERLY K. STRINGFELLOW and ROBERT A. STRINGFELLOW, JR., WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SCOTTIE D. BRACKNER and GINGER BRACKNER, 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 4 ACCORDING TO THE SURVEY OF OLD TOWN HELENA AS RECORDED IN MAP BOOK 22, PAGE 26 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

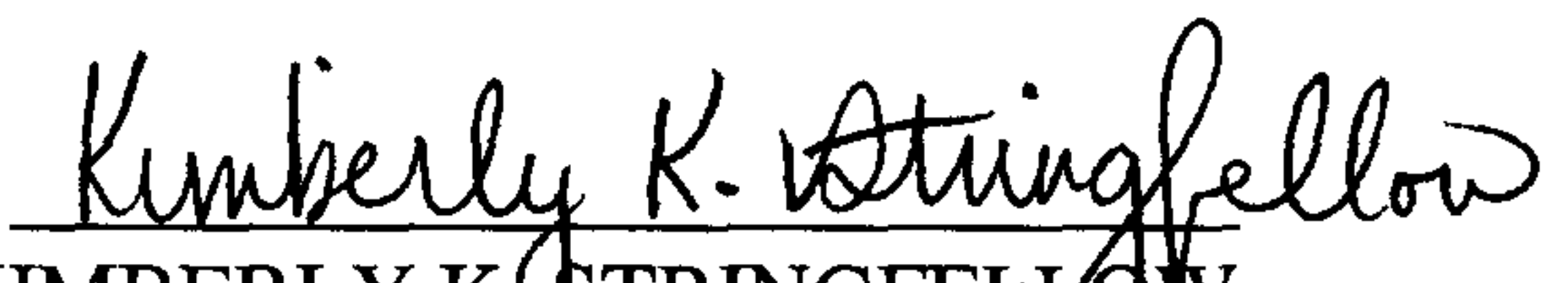
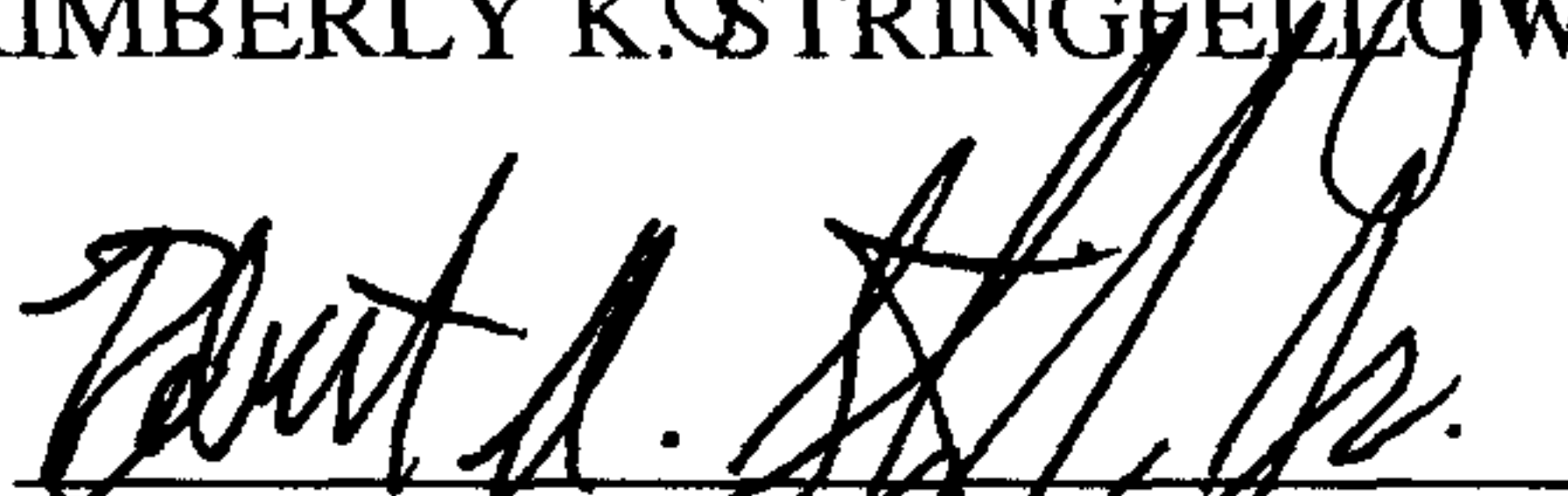
1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. BUILDING LINES AND EASEMENTS AS SHOWN BY RECORDED MAP.
3. SUBDIVISIONS RESTRICTIONS SHOWN ON RECORD PLAT IN MAP BOOK 22, PAGE 26 PROVIDE FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES ONLY.
4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 1997-9763 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 42, PAGE 629 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY TO LAND RAILROAD RECORDED IN DEED BOOK 42, PAGE 629 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO AT&T RECORDED IN REAL 184, PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT TO THE TOWN OF HELENA RECORDED IN DEED BOOK 187, PAGE 390; DEED BOOK 307, PAGE 815 AND DEED BOOK 210, PAGE 976 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$147,200.00 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, KIMBERLY K. STRINGFELLOW and ROBERT A. STRINGFELLOW, JR., WIFE AND HUSBAND, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of May, 2004.

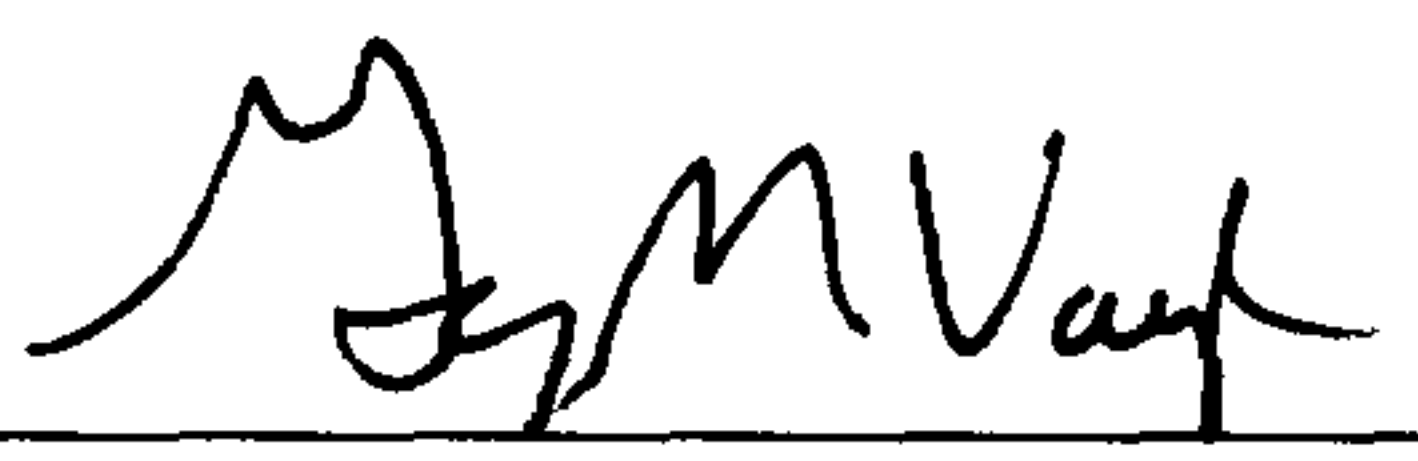

KIMBERLY K. STRINGFELLOW

ROBERT A. STRINGFELLOW, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KIMBERLY K. STRINGFELLOW and ROBERT A. STRINGFELLOW, JR., WIFE AND HUSBAND, 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 21st day of May, 2004.



Notary Public

My commission expires: 9.29.06