

**This Instrument Prepared By:**

Scott J. Humphrey, Esq.  
3829 Lorna Road, Suite 312  
Hoover, Alabama 35244

**Send Tax Notice To:**

Richard and Julie Burch  
4056 Somerset Ridge  
Birmingham, AL 35242

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STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   ) **PREPARED WITHOUT BENEFIT OF SURVEY**

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Eighty Nine Thousand Nine Hundred Dollars and No/100 (\$389,900.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged,

**BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE**

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

**RICK and JULIE BURCH**

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in a JEFFERSON COUNTY, ALABAMA, to-wit:

**LOT NUMBER ONE THOUSAND ONE HUNDRED EIGHTY EIGHT (1188), BROOK HIGHLAND, 11<sup>TH</sup> SECTOR, PHASE 2, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 22, PAGE 36 A & B, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO:**

1. All assessments and taxes for the year 2004 and all subsequent years.
2. Restrictions, covenants and easements of record.

\$ 311,920.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEES, as joint tenants with right of survivorship; 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.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, the said Grantor, by Louis A. Amaya, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of April, 2004.

ATTEST:

Lina Kalambayi  
Its: Lina Kalambayi  
Assistant Secretary

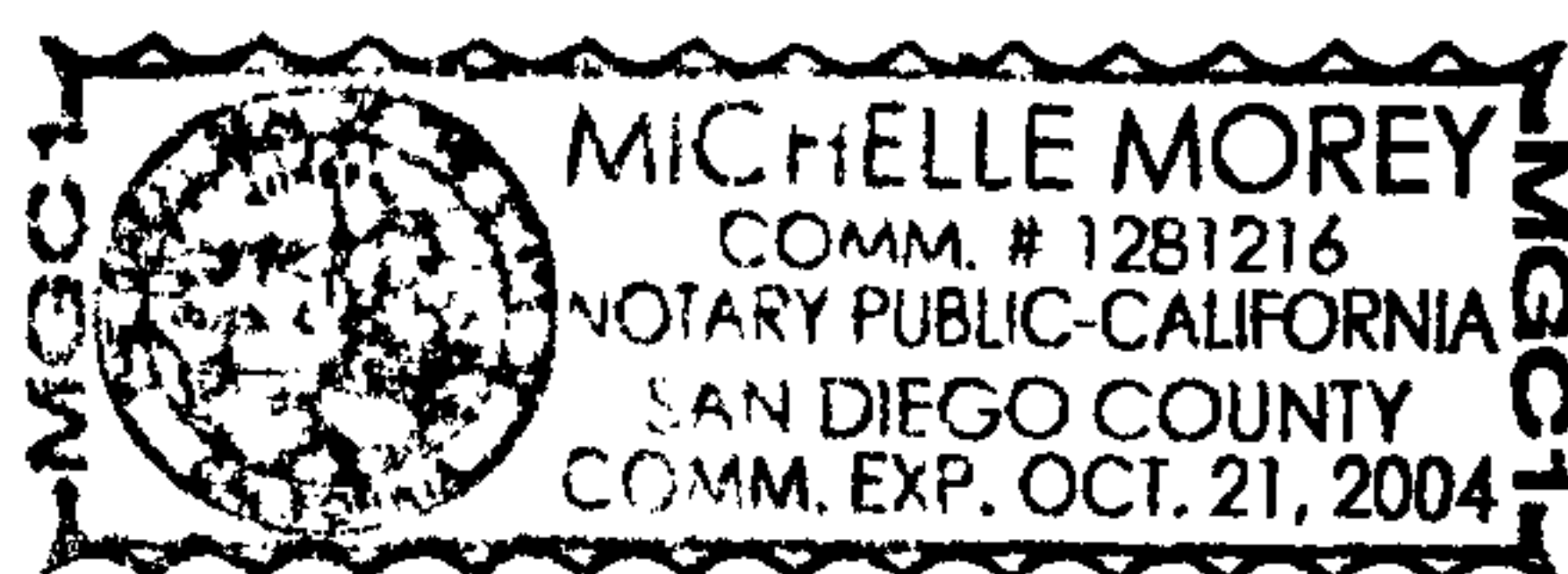
BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE

By: Louis A. Amaya  
Its: Vice-president

STATE OF CA  
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Louis A. Amaya, whose name as Vice-president **BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 8th day of April, 2004.



[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_