

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX NOTICE TO:

Walter & Cheryl Britnell
113 Ridgemoor Drive
Homewood, AL 35209

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Sixty Nine Thousand Five Hundred and 00/100 Dollars (\$269,500.00), to the undersigned grantors, Frank I. Owen and wife Betty Owen, (herein referred to as GRANTORS) in hand paid by the grantees herein, the receipt and sufficiency of which is hereby acknowledged by said GRANTORS, do by these presents, **GRANT, BARGAIN, SELL AND CONVEY** to, Walter Miles Britnell and Cheryl Britnell, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either 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 Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Mulberry Landing Estates, as recorded in Map Book 17, Page 109, in the Probate Office of Shelby County, Alabama.

Also described as:

Parcel No. 6


20040722000406820 Pg 1/2 283.50
Shelby Cnty Judge of Probate, AL
07/22/2004 09:51:00 FILED/CERTIFIED

Commence at the SW corner of Section 25, Township 24, North, Range 15 East, Shelby County, Alabama and run thence North 88 degrees 00' 40" East along the South line of said Section a distance of 1654.48' to the Point of Beginning and being on the North bank of Lay Lake, thence North 15 degrees 57' 00" East along said North bank a distance of 15.85' to a point, thence North 27 degrees 34' 00" West continuing along said North bank a distance of 22.20' to a point, thence North 18 degrees 10' 6" East a distance of 419.99' to a point, thence North 0 degrees 37' 00" East a distance of 317.41' to a point on the Southerly right-of-way line of a 60' wide County Road and being in a curve to the left having a central angle of 5 degrees 51' 19", a radius of 214.00' a chord bearing South 65 degrees 25' 56" East a chord distance of 21.86' to the P.T. of said curve, thence South 68 degrees 21' 46" East continuing along said Southerly right-of-way line a distance of 4.33' to a point, thence South 0 degrees 37' 00" West a distance of 313.97' to a point, thence South 18 degrees 10' 06" West a distance of 383.49' to a point, thence South 46 degrees 03' 09" East a distance of 181.99' to a point on the North bank of said Lay Lake, thence South 41 degrees 04' 00" West along said North bank a distance of 30.00' to a point, thence South 46 degrees 29' 00" West continuing along said North bank a distance of 82.90' to a point, thence South 74 degrees 15' 00" West continuing along said North bank of said Lay Lake a distance of 43.74' to a point, thence North 61 degrees 53' 00" West continuing along said North bank a distance of 121.88' to a point, thence North 9 degrees 57' 00" West continuing along said North bank of said Lay Lake a distance of 59.00' to a point, thence North 37 degrees 13' 00" East continuing along said North bank a distance of 40.69' to a point, thence North 82 degrees 07' 00" East continuing along said North bank a distance of 55.10' to the point of beginning.

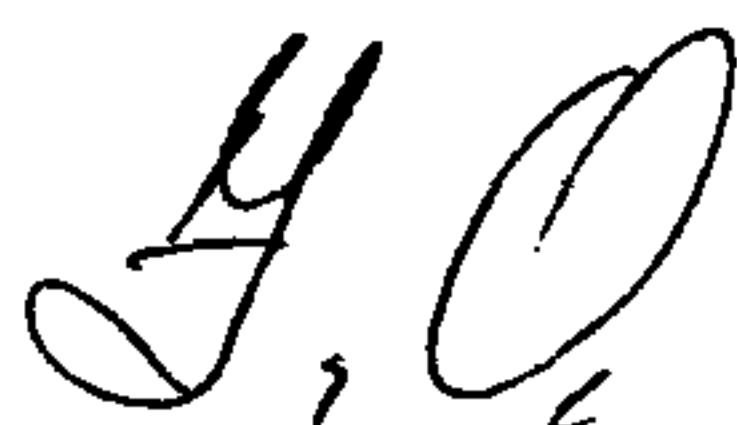
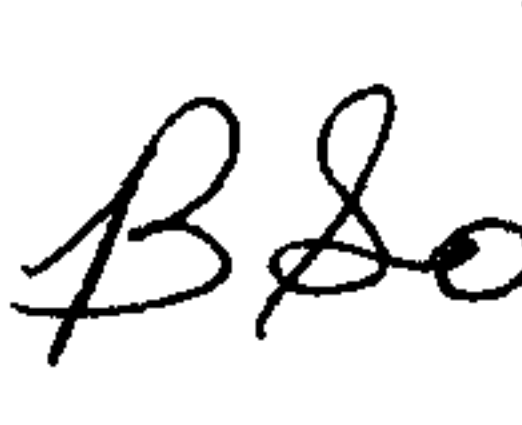
\$215,600.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

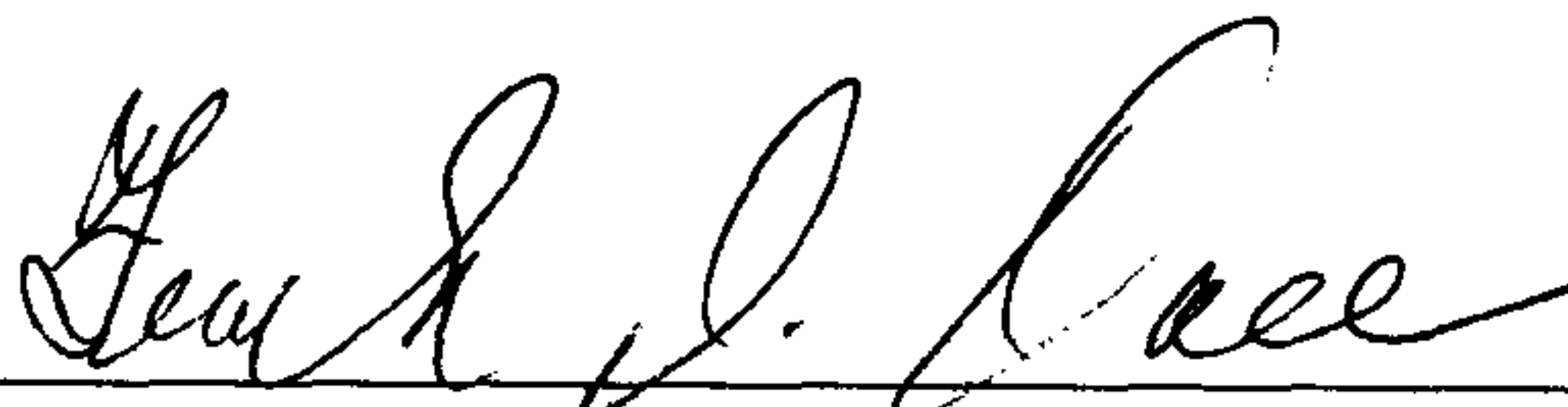
This conveyance is subject to: Taxes for 2004 and subsequent years; all easements, covenants, rights-of-way and restrictions of record affecting said property.

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

The GRANTORS do for themselves, their heirs and assigns, covenant with GRANTEES, their heirs, and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereto set their signatures and seals, this the 20th day of July, 2004.

 (L.S.)
Frank I. Owen

 (L.S.)
Betty Owen

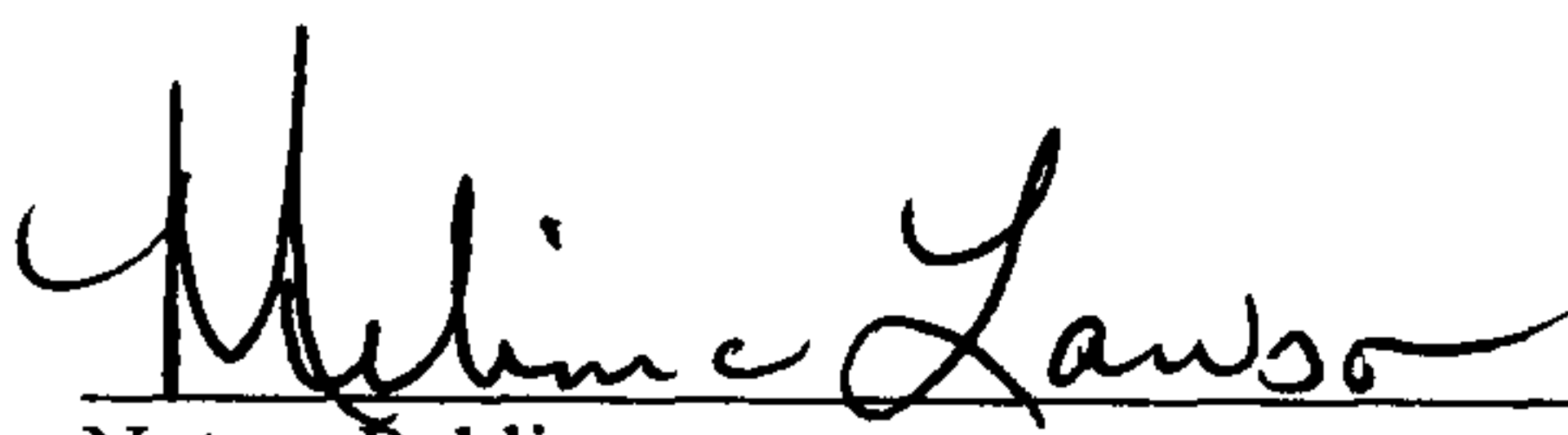
STATE OF ALABAMA)
)
JEFFERSON COUNTY)

20040722000406820 Pg 2/2 283.50
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ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared, Frank I. Owen and wife, Betty Owen, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being fully informed of the contents of this conveyance, they executed the same voluntarily, on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 20th day of July, 2004 .


Notary Public

Commission Expires: 01/22/07

THIS INSTRUMENT PREPARED BY:

Alan Stabler
Attorney at Law
1200 4th Ave N
Birmingham, AL 35203