

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 N. 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:
Mr. + Mrs. Thomas Milton
2376 Ridge Trail
B'ham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of -----Three Hundred Ninety Five Thousand and 00/100---(\$395,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt is acknowledged, we,

Clem D. Burch and wife, Angela Marie Burch
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas Milton and Diane Milton

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY
County, Alabama, to-wit:

Lot 20, according to the Survey of The Ridge at Meadowbrook, First Sector, as
recorded in Map Book 14, page 41, in the Probate Office of Shelby County, Alabama,
being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

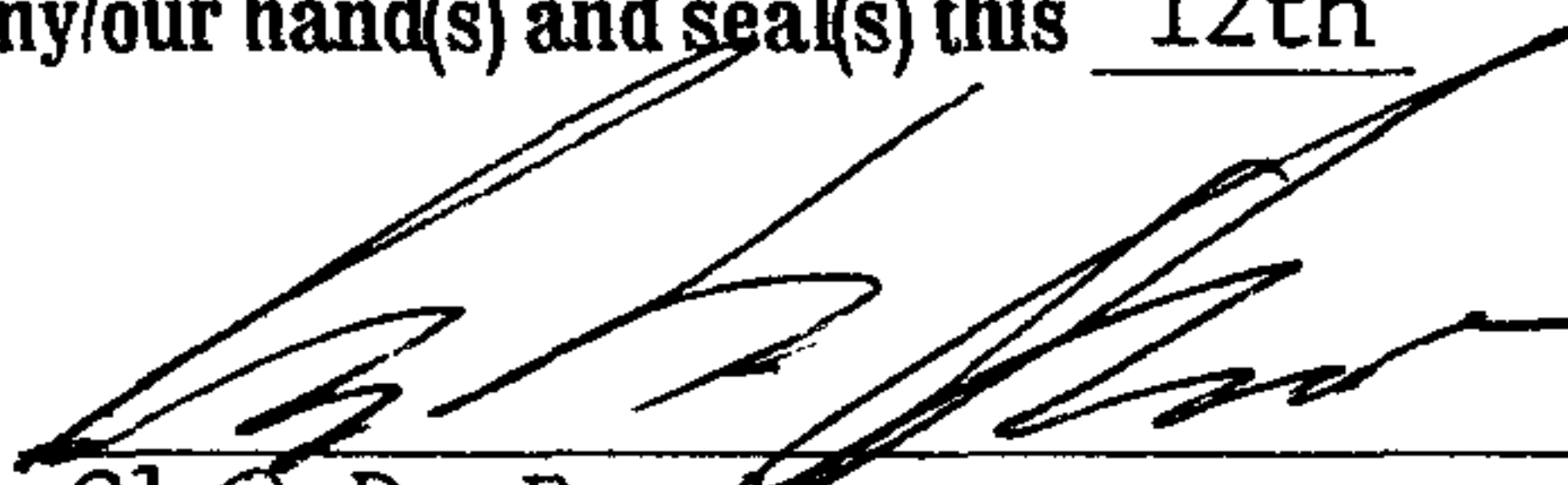
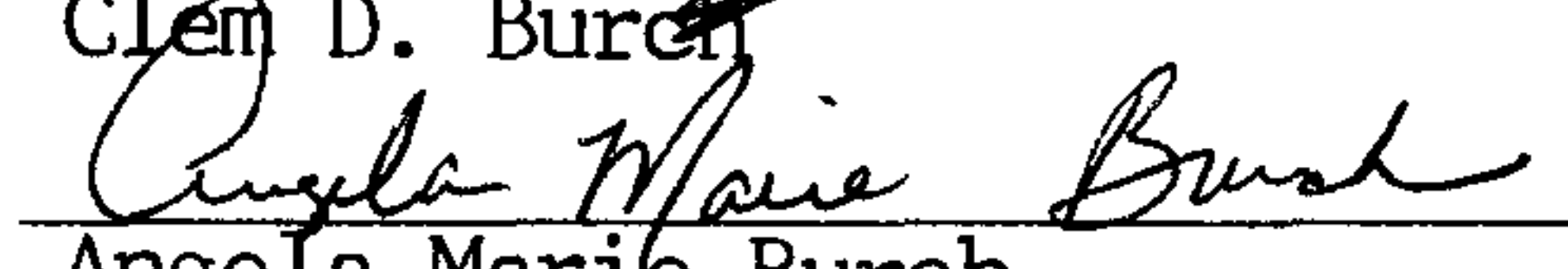
Subject to ad valorem taxes for the current tax year.

\$60,000.00 of the consideration recited above was paid from a mortgage loan
executed 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 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, 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, their heirs and assigns forever, against the lawful claims of all
persons.

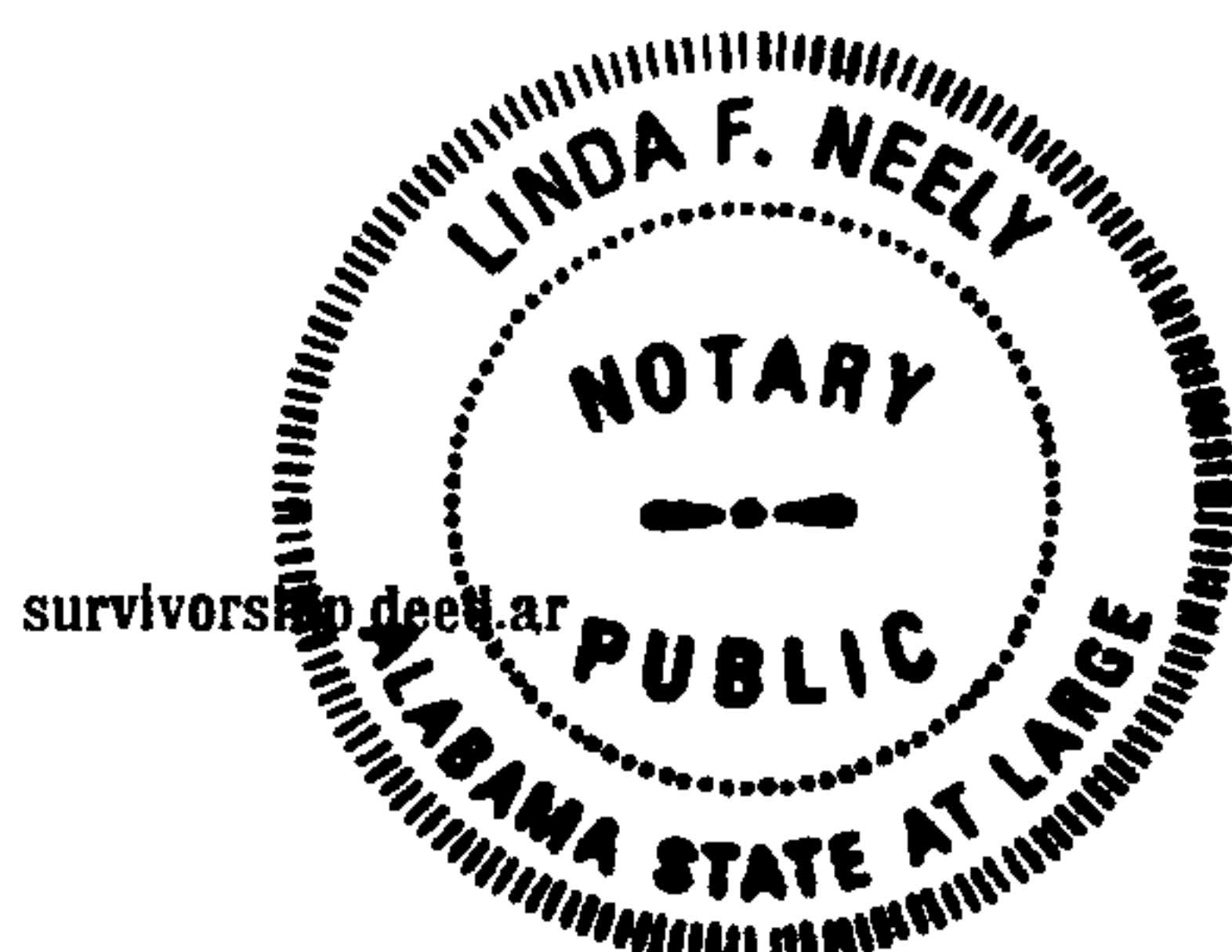
IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s) this 12th
day of October, 2004.

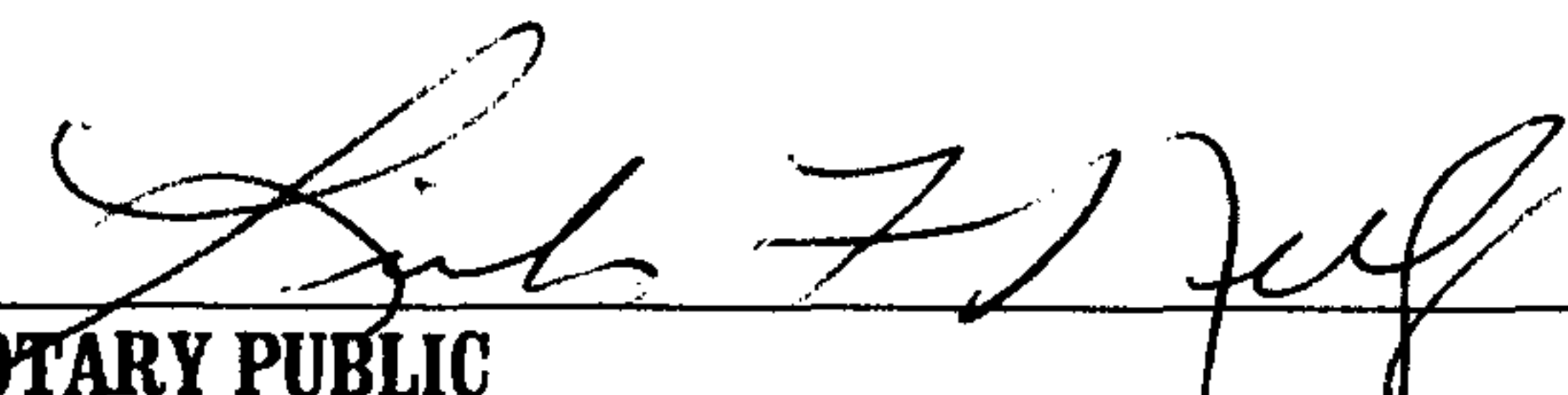
 (Seal)
Clem D. Burch
 (Seal)
Angela Marie Burch

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that Clem D. Burch and wife, Angela Marie Burch
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/they executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 12th day of October, 2004.




NOTARY PUBLIC