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20041103000605630 Pg 1/2 42.00
Shelby Cnty Judge of Probate, AL
11/03/2004 09:26:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & Paden
Attorneys at Law
Five Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

GINA M BURRUS
2195 FOREST LAKES LANE
STERRETT, ALABAMA 35147

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY THOUSAND DOLLARS and 00/100 (\$140,000.00) DOLLARS to the undersigned grantor, AMERICAN HOMES AND LAND CORPORATION, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto GINA M BURRUS and FRANKLIN BURRUS, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 103, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES SECTOR 2, PHASE 1, AS RECORDED IN MAP BOOK 29, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. BUILDING SETBACK LINE OF 15 FEET FROM FOREST LAKES PARKWAY AND FOREST LAKES LANE, AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 2002-17094.
4. EASEMENTS TO SHELBY COUNTY RECORDED IN BOOK 228 AT PAGE 339.
5. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 139 AT PAGE 127; BOOK 236 AT PAGE 829; BOOK 126 AT PAGE 191; BOOK 126 AT PAGE 323 AND BOOK 124 AT PAGE 519.
6. TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 331 AT PAGE 262.

\$112,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEEES 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.

IN WITNESS WHEREOF, the said GEORGE M. VAUGHN AS CLOSING AGENT OF AMERICAN HOMES AND LAND CORPORATION, has hereunto subscribed her name on this the 28th day of October, 2004.

AMERICAN HOMES AND LAND CORPORATION


George M Vaughn - Clos. Agent

GEORGE M. VAUGHN, CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GEORGE M. VAUGHN, whose name as CLOSING AGENT of AMERICAN HOMES AND LAND CORPORATION, an Alabama Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 28th day of October, 2004.


Notary Public

My commission expires: 10-28-34