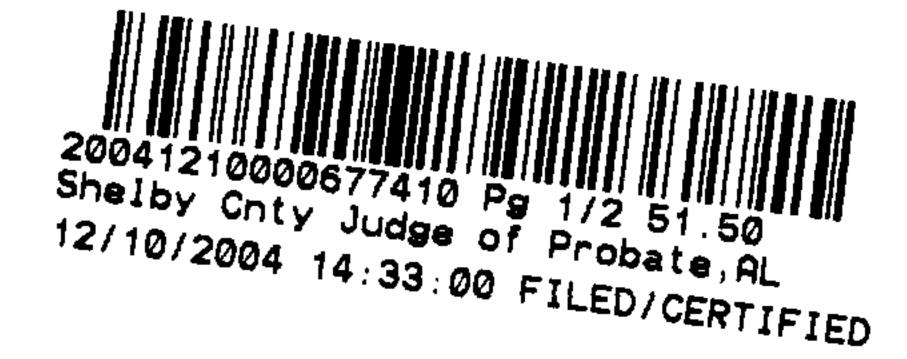
Send tax notice to:

Jesse Saunders

1909 Stone Brook Lane
Birmingham, AL 35242

This instrument prepared by: Stewart & Associates, P.C. 3595 Grandview Pkwy, #345 Birmingham, Alabama 35243 BHM0416118

STATE OF ALABAMA COUNTY Shelby



## WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Six Thousand and 00/100 Dollars (\$186,000.00) in hand paid to the undersigned Brian Brasseal and JoAnne Brasseal, husband and wife, (hereinafter referred to as Grantors") by Jesse Saunders and Kelly K. Saunders, husband and wife, (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30BB, according to a Resubdivision of Lots 30A, 30B and 30C, The Cottages at Brook Highland, as recorded in Map Book 19, Page 45, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$148,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Brian Brasseal and JoAnne Brasseal hereunto set their signature(s) and seal(s) on November 30, 2004.

> Joanne Brasseal AIF Brian Brasseal Brian Brasseal, by his attorney in fact

Joanne Brasseal

Joanne Brasseal

STATE OF ALABAMA COUNTY OF Jefferson

(NOTARIAL SEAL)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bryan Brasseal and JoAnne Brasseal, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of Norther, 2004.

Notary Public
Print Name: Les D. Sfewerf, Tr.
Commission Expires:

(-(3-of)

