

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201


Send Tax Notice To:

Mihoko Pronath
Christian Pronath
1957 Stone Brook Lane
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY


20050203000056580 Pg 1/2 33.50
Shelby Cnty Judge of Probate, AL
02/03/2005 15:48:00 FILED/CERTIFIED

That in consideration of One Hundred Ninety-Five Thousand and 00/100 (\$195,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Alexander T. Jones**, an unmarried man, do hereby grant, bargain, sell and convey unto **Mihoko Pronath** and **Christian Pronath**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25-A, according to the Map and Survey of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 7.5 foot easement located along the rear lot line as shown on the recorded map of said subdivision; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Real Volume 194, page 54; (4) Declaration of Protective Covenants in Real Volume 288, Page 466 and amended in Instrument #1993-11895; the Articles of Incorporation of StoneBrook Residential Association, Inc. in Book 41, Page 518; and the Bylaws of StoneBrook Residential Association, Inc. Book 41, Page 530; (5) Natural lime sink holes noted on recorded subdivision map as recorded in Map Book 16, Page 129; (6) Restrictive Agreement as set out in Real Volume 220, Page 339; (7) Easement for Sanitary Sewer Lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham as recorded in Real Volume 194, Page 1, and Real Volume 194, Page 43; (8) Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 207, Page 380; (9) Reservation of mineral and mining rights in the instrument recorded in Deed Book 327, Page 553 and Deed Book 32, Page 183, together with the appurtenant rights to use the surface; (10) Sewer line easement as set out in Real Volume 107, Page 976; (11) Restrictions or covenants recorded in Real 220, Page 339.

\$175,500 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property described herein does not constitute the homestead of the grantor or his or her spouse.

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 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal this 1st day of February, 2005.



Alexander T. Jones

STATE OF ALABAMA)

20050203000056580 Pg 2/2 33.50
Shelby Cnty Judge of Probate, AL
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JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alexander T. Jones**, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2005.

My Commission Expires: 8/4/05

J. Z. H. [Signature]
Notary Public