200507070000339730 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 07/07/2005 10:09:27AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Kelvin L. Davis, ATTORNEY 100 CORPORATE PKWY, STE. 425 Birmingham, Alabama 35242 JEFF A. BURBACK 112 AARONVALE CIRCLE BIRMINGHAM, 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 the sum of THREE HUNDRED TEN THOUSAND and 00/100 Dollars (\$310,000.00) to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DOUGLAS L. KEYS, a MARRIED person, as ADMINISTRATOR of the Estate of GLORIA STEINER, deceased, as shown by Probate Court Case No: 2004-533, (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto JEFF A. BURBACK AND COLLEEN L. BURBACK (herein referred to as grantees, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF AARONVALE SUBDIVISION, PHASE I, AS RECORDED IN MAP BOOK 23, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$310,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for the current tax year. Also subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then survivorship of them in fee simple, and to the heirs and assigns forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

then hens and assigns forever, against the faviar claims of an persons.		
IN WITNESS WHEREOF, We have hereunto set our hands and seals, this	JUN 29	2005
day of JUNE, 2005?		
DOUGLAS L. KEYS, as ADMINISTRATOR		
of the Estate of GLORIA STEINER, deceased,		
as shown by Probate Court Case No: 2004-533		
STATE OF ALABAMA)		
GENERAL ACKNOWLEDGMENT		
COUNTY OF JEFFERSON)		
I, the undersigned, a Notary Public in and for said County, in said State, hereby cer		
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS L. KEYS, a MARRIED person, as ADMINISTRATOR of the Estate of GLORIA STEINER, deceased, as shown by Probate Court Case No: 2004-533, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarity on the day the same bears date.

Given under my hand and official seal this

MOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Oct 6, 2007 BONDED THRU NOTARY PUBLIC UNDERWRITERS