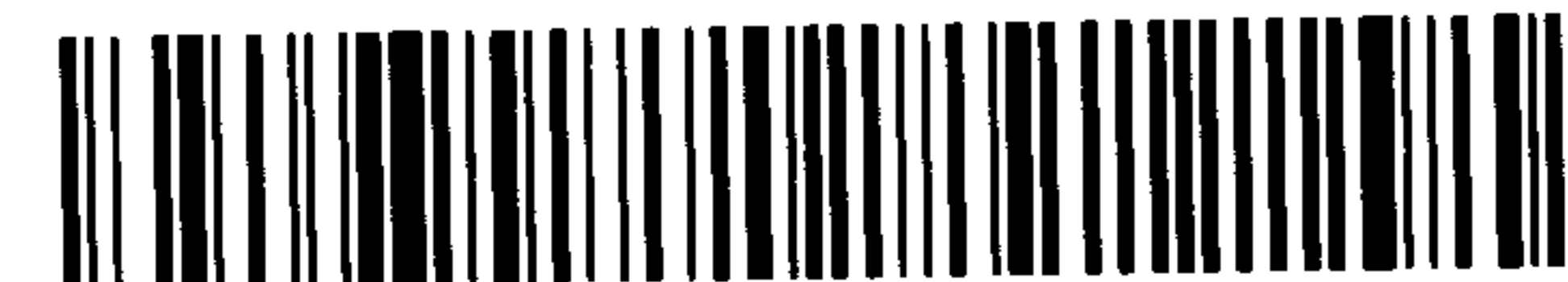


THIS INSTRUMENT PREPARED BY:  
WEATHINGTON & MOORE, P.C.  
Post Office Box 310  
Moody, AL 35004

Send Tax Notice To:  
James R. Binzer  
3312 Sunny Meadows Court  
Birmingham, AL 35242

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
SHELBY COUNTY**

  
20060718000345020 1/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
07/18/2006 09:03:42AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED TEN THOUSAND AND NO/100(\$210,000.00) DOLLARS** to the undersigned Grantor, **SUSAN B. JENKINS, AN UNMARRIED WOMAN** (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **JAMES R. BINZER AND JAIMA H. BINZER** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 3, according to the Survey of Sunny Meadows, 2<sup>nd</sup> Sector, as recorded in Map Book 9, Page 1 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.**


**SUBJECT TO: 1. 35 foot building line along Sunny Meadows Court and an Easement of undetermined width along the rear lot line as shown on recorded map.  
2. Covenants, conditions and restrictions as set forth in instrument recorded in Misc. Book 57. Page 704.  
3. Agreement with Alabama Power Company regarding underground distributio as recorded in Misc. Book57 page 705.  
4. Transmission Line Permit to Alabama Power Company as recorded in Real Record I page 366.**

**\$189,000.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.**

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 13<sup>th</sup> day of July, 2006.

  
SUSAN B. JENKINS

STATE OF ALABAMA  
ST. CLAIR COUNTY


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Susan B. Jenkins whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of July, 2006.

  
Notary Public

My Commission Expires:

9-13-06

  
20060718000345020 2/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
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