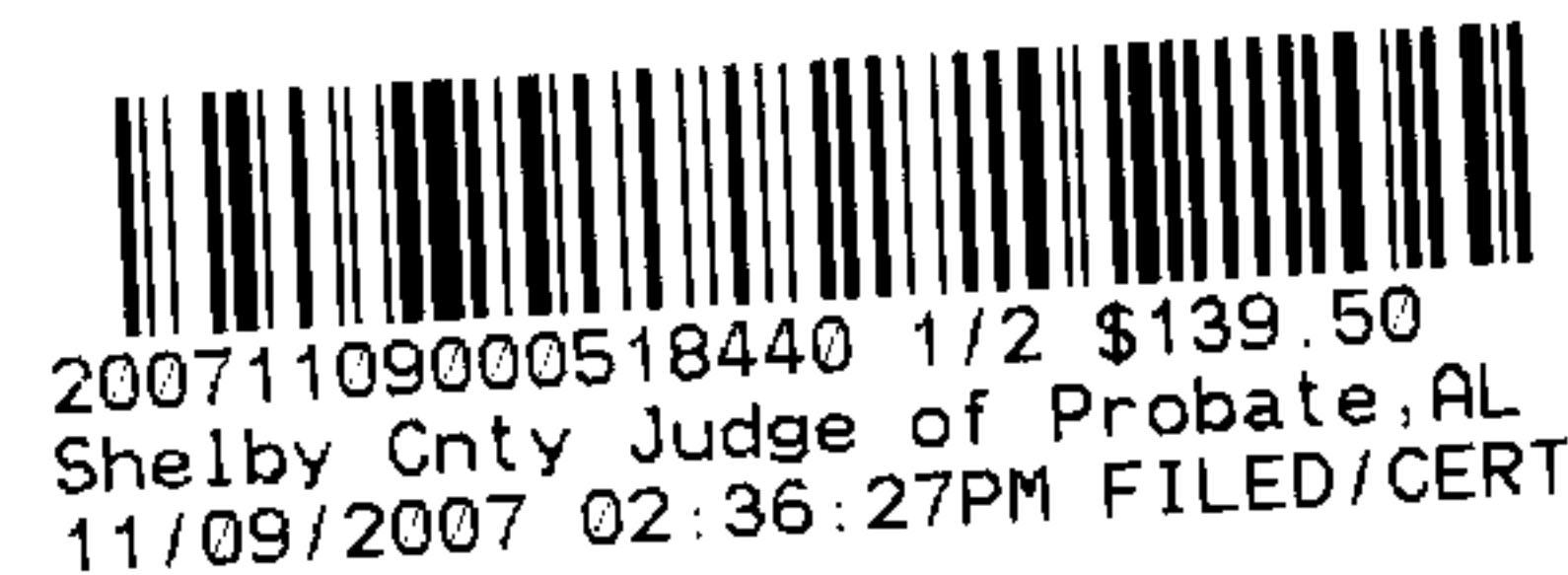


708168

SEND TAX NOTICE TO:

April D. Bjurman
204 Coral Circle
Alabaster, Alabama 35007

This instrument was prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Four Thousand Five Hundred dollars & no cents (\$124,500.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Patricia Barron, nka Patricia Barron Fischetti and husband, Vincent James Fischetti, Jr.** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **April D. Bjurman, an unmarried woman and Brenda W. Bjurman, a married woman** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 37, BLOCK 2, ACCORDING TO THE AMENDED MAP OF BERMUDA LAKE ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 88, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

- 1.) Taxes for 2007.
- 2.) 35-foot building line along Coral Circle, a 5-foot easement on Southerly lot line and a 7.5-foot easement on Southeasterly lot line, all as shown on Amended Map of Bermuda Lake Estates, Second Sector, as recorded in Map Book 10, Page 88, in the Probate Office of Shelby County, Alabama.
- 3.) Right of Way to Alabaster Water and Gas Board as recorded in Volume 278, Page 391 and Volume 278, Page 387.
- 4.) Right of Way to South Central Bell as recorded in Book 337, Page 241; Book 27, Page 93; and Real Volume 39, Page 365.
- 5.) Right of Way to Shelby County as recorded in Volume 280, Page 340.
- 6.) Easement to Plantation Pipeline Company as recorded in Volume 212, Page 635, Volume 112, Page 364 and Volume 112, Page 280.
- 7.) Right of Way to Southern Natural Gas as recorded in Volume 90, Page 445 and Volume 90, Page 333.
- 8.) Right of Way to Alabama Power Company recorded in Volume 310, Page 213 and Volume 310, Page 215.
- 9.) Reservation of mining and mineral rights in the Instrument recorded in Real Volume 23, Page 146, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest.
- 10.) Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, 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 noted 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **September 19, 2007**

Patricia Barron Fischetti (Seal)
Patricia Barron, nka Patricia Barron Fischetti

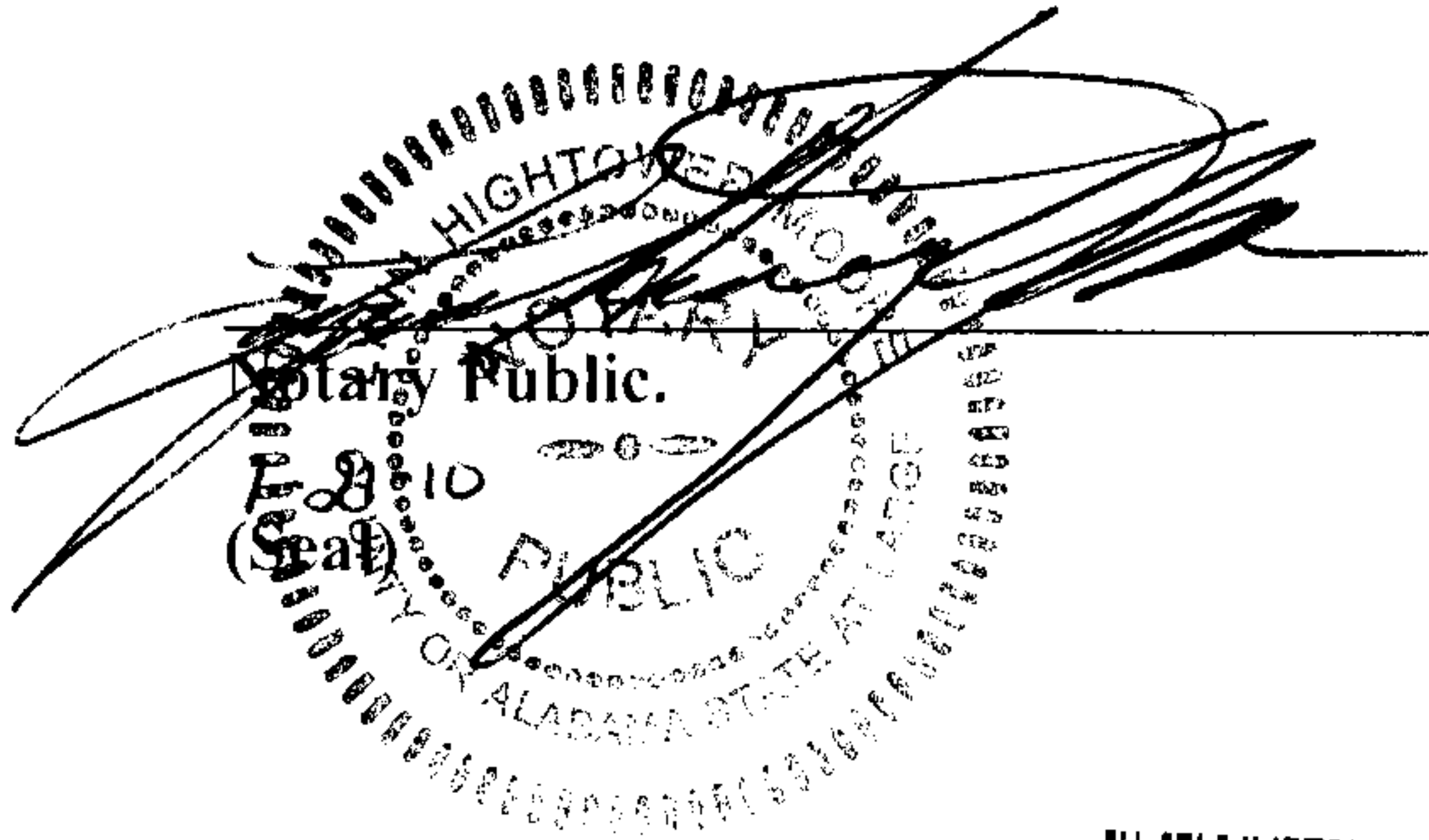
Vincent James Fischetti Jr. (Seal)
Vincent James Fischetti, Jr.

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Barron, nka Patricia Barron Fischetti and husband, Vincent James Fischetti, Jr., whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of September, 2007.



20071109000518440 2/2 \$139.50
Shelby Cnty Judge of Probate, AL
11/09/2007 02:36:27PM FILED/CERT

Shelby County, AL 11/09/2007
State of Alabama
Deed Tax: \$124.50