

SEND TAX NOTICE TO:

Marcus D. Burks & Rachel E. Kiouis  
281 Fran Drive  
Alabaster, AL 35007

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

STATE OF ALABAMA:  
JEFFERSON COUNTY:

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FORTY-EIGHT THOUSAND, NINE HUNDRED AND NO/100.....(\$148,900.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **BENJAMIN C. VERNON and TAMI R. VERNON, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **MARCUS D. BURKS and RACHEL E. KIOUSIS (herein referred to as GRANTEES)** as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama; to-wit:

**Lot 10, Block 4, according to the Survey of Green Valley, 4<sup>th</sup> Sector, as recorded in Map Book 7, Page 10, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Property taxes for 2009 and subsequent years, not yet due and payable.
2. Restrictions, public utility easements, and setback lines as shown on recorded map of said subdivision.
3. 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.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 203, Page 262.
5. Permit to Alabama Power Company and South Central Bell recorded in Deed Book 310, Page 221.

**\$146,960.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.**

**The entire balance of the purchase price received above was paid from a second purchase money mortgage loan closed simultaneously herewith.**



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 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 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 they 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10th day of December, 2008.

Benjamin C. Vernon (Seal)  
**BENJAMIN C. VERNON**

Tami R. Vernon (Seal)  
**TAMI R. VERNON**

STATE OF ALABAMA:  
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BENJAMIN C. VERNON and TAMI R. VERNON, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, 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 10th day of December, 2008.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 5, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 12/12/2008  
State of Alabama

Deed Tax: \$2.00