

This instrument was prepared by:
Walter F. Scott, III, LLC
3500 Colonnade Pkwy Ste. 350
Birmingham, AL 35243

Send Tax Notice To:
Amber & Jeremy Brittain
192 Linwood Road
Sterrett, AL 35147

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$275,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Robert Lee Burge and Rita-Erin Jessica Burge, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Amber Brittain and Jeremy Brittain (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

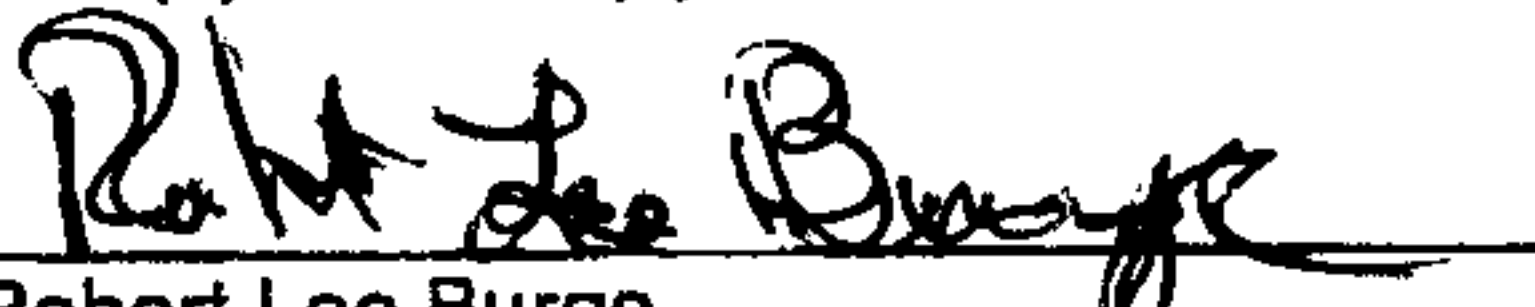
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

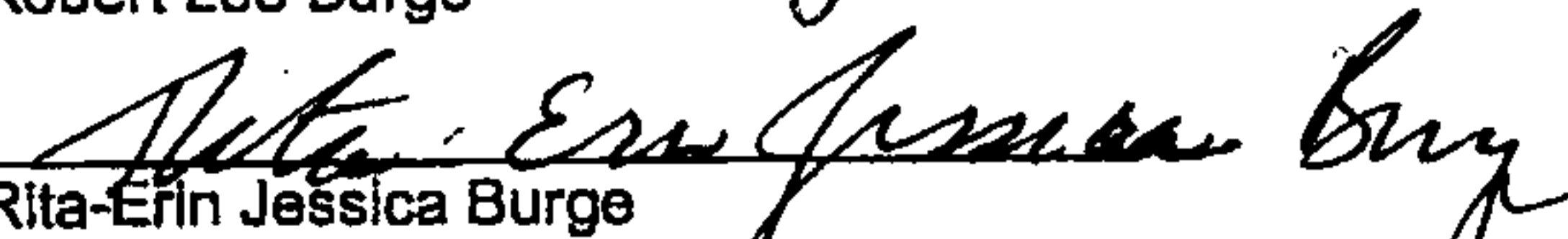
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees 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.

Note: \$275,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 26th day of March, 2010.

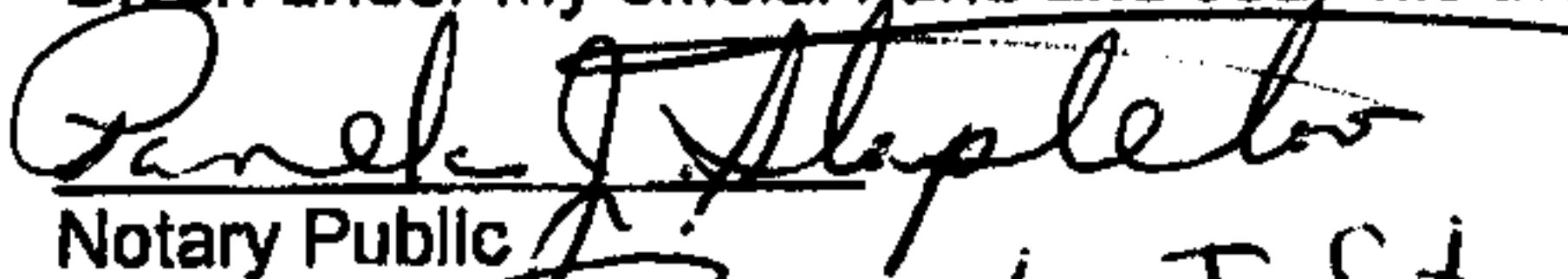

Robert Lee Burge

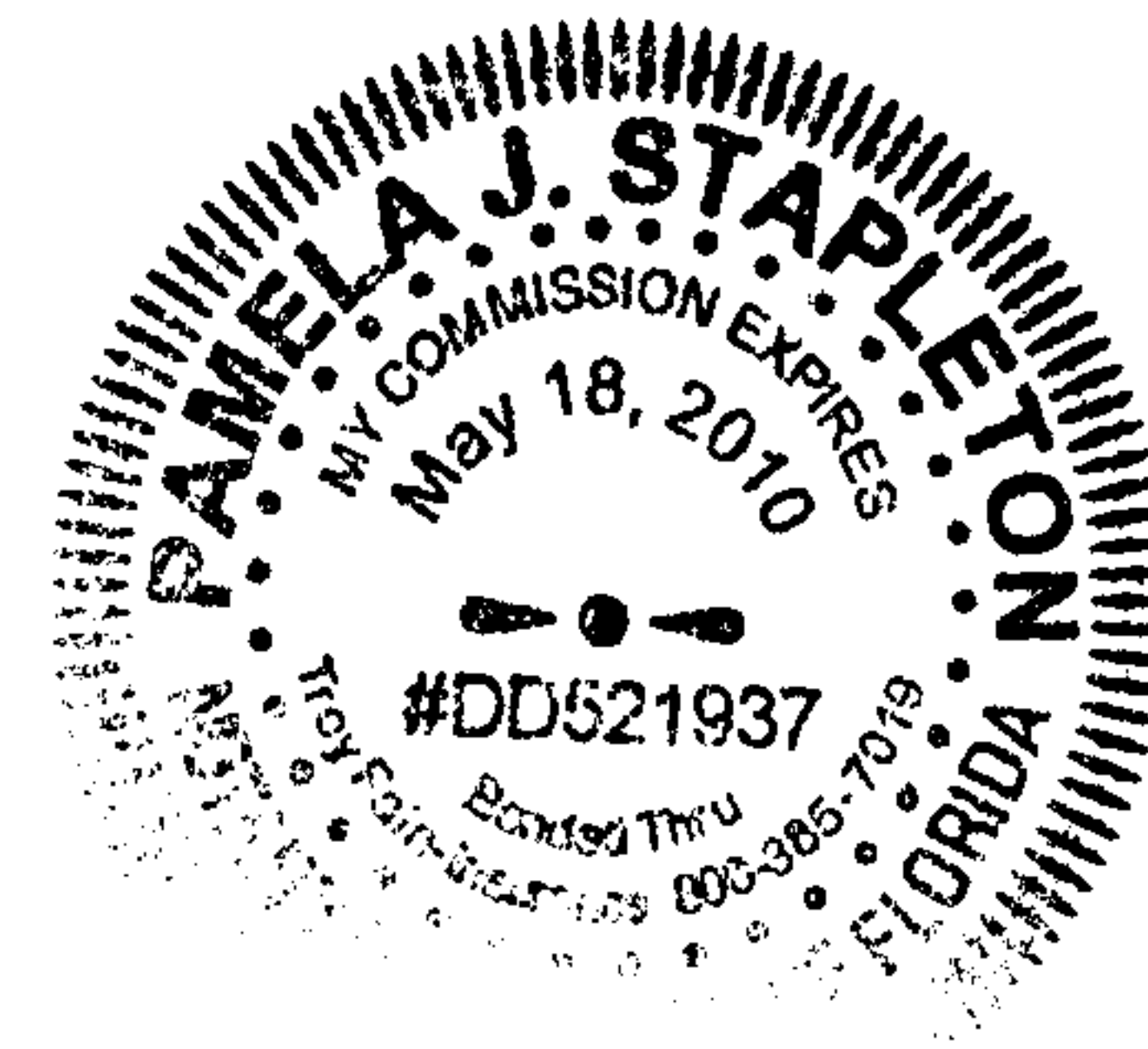

Rita-Erin Jessica Burge

State of Florida
Duval County

I, Pamela Stapleton, a notary for said County and in said State, hereby certify that Robert Lee Burge and Rita-Erin Jessica Burge, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 2nd day of April, 2010.


Notary Public
Printed Name: Pamela J. Stapleton
Commission Expires: 5-18-2010



Shelby County, AL 04/01/2010
State of Alabama
Deed Tax : \$5.00

EXHIBIT "A"
Legal Description



20100401000097770 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
04/01/2010 02:29:48 PM FILED/CERT

Lot 415, according to the Survey of Forest Parks - 4th Sector, 1st Phase, as recorded in Map Book 23, at Page 99 A & B, and Instrument No. 1998-03108, in the Office of the Probate Judge of Shelby County, Alabama.