This instrument was prepared by

(Name) J. T. Tully

(Address) 5346 Stadium Trace Pkwy. Ste 114

Hoover, AL 35244

20060412000170400 1/1 $171.00
Shelby Cnty Judge of Probate, AL
04/12/2006 12:22:42PM FILED/CERT

Send Tax Notice To: Thomas E. Hanna, Jr
name
1059 Grand Oaks Drive
address
Bessemer, Alabama 35022

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND NO/100-------
----------DOLLARS($399,900.00)
to the undersigned grantor, Dabney Homes, Inc.
a corporation,
(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 Thomas E. Hanna, Jr and wife, Cheryl Lynn Hanna

(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 14, according to the Survey of Grand Oaks, as recorded in Map Book 31, Page 68 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

$ 240,000.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Shelby County, AL 04/12/2006
State of Alabama

Deed Tax:$160.00

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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, John D. Dabney who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of March, 2006

Dabney Homes, Inc.

ATTEST:

By _____
John D. Dabney, President

STATE OF Alabama
COUNTY OF Jefferson

I, J. T. Tully a Notary Public in and for said County in said State, hereby certify that John D. Dabney whose name as President of Dabney Homes, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 16th day of March, 2006

J. T. Tully Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 3, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

DCAL04W