


This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
William & Elizabeth Ronilo
5307 Harvest Ridge Lane
Birmingham, AL 35242

WARRANTY DEED

Joint Tenants With Right of Survivorship


20060901000433590 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
09/01/2006 02:25:35PM FILED/CERT

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I,

Horace M. Hagood, an unmarried man.

The Grantor, Horace M. Hagood, is the surviving grantee of that certain deed dated March 23, 1989, and recorded in Book 233, Page 922. The other grantee, Mary G. Hagood, having died on or about June 03, 2000.

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

William E. Ronilo, Jr. and Elizabeth T. Ronilo

(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 36, according to the Survey of Meadow Brook, 11th Sector, as recorded in Map Book 9, Page 6 A & B, in the Probate Office of Shelby County, Alabama.

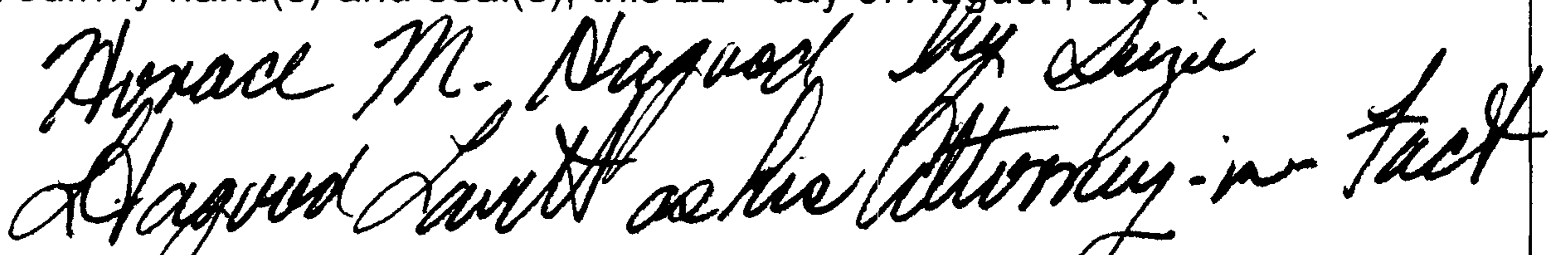
Subject to: (1) 2006 ad valorem taxes not yet due and payable;
 (2) all mineral mining rights not owned by the Grantors; and
 (3) all easements, rights-of-way, restrictions covenants and encumbrances of record.

\$185,000.00 of the consideration was paid from a 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 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, I/we have set our/my hand(s) and seal(s), this 22nd day of August, 2006.

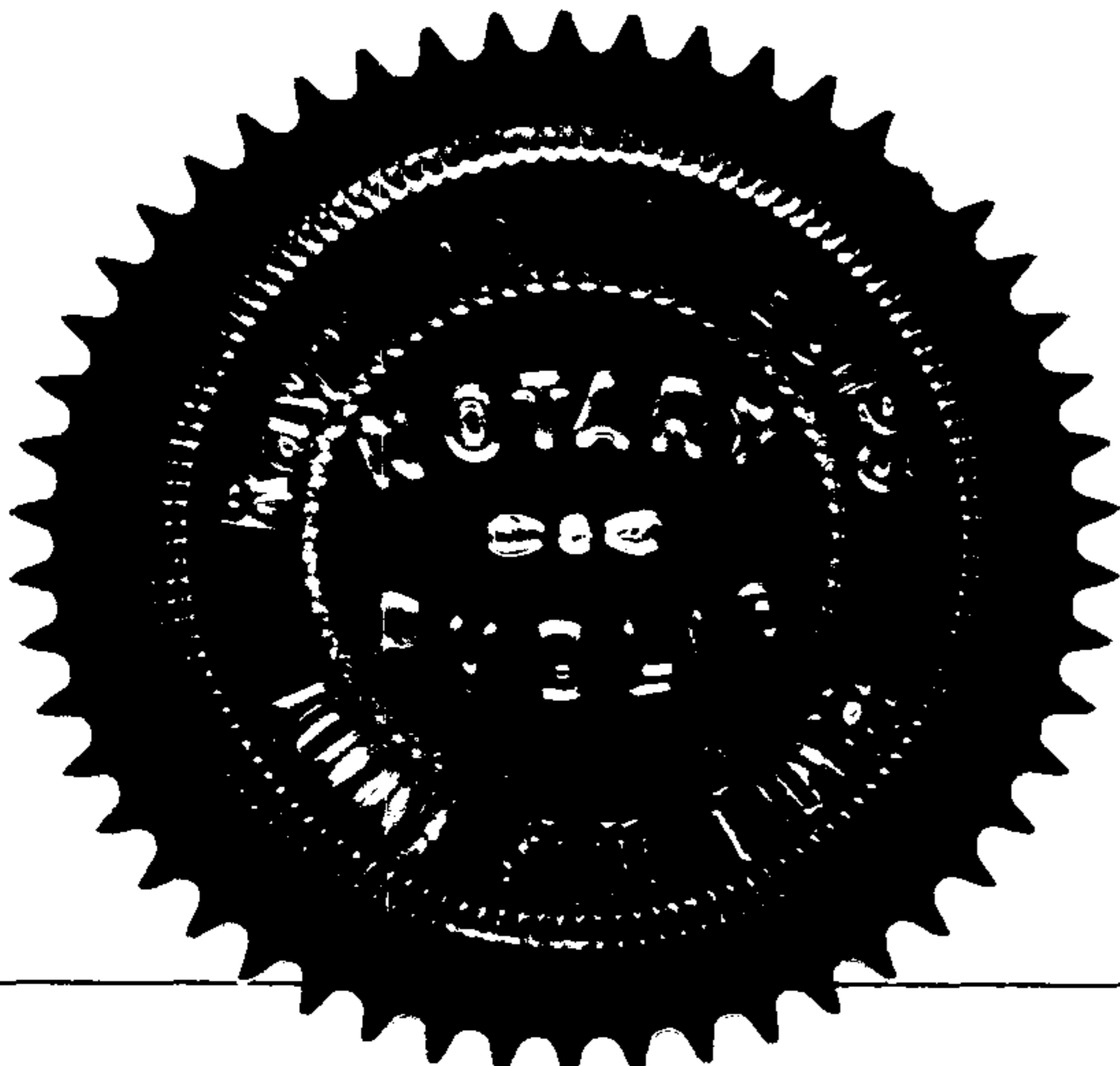



Horace M. Hagood by Suzie Hagood Lavett as his Attorney-in-Fact

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, R. Timothy Estes, a Notary Public in and for said State of Alabama at Large, hereby certify that Suzie Hagood Lavett, whose name as Attorney-in-Fact for Horace Hagood, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date, that being informed of the conveyance, she, in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal this 22nd day of August, 2006.





Notary Public - R. Timothy Estes
My Commission Expires: July 11, 2007