SEND TAX NOTICE TO:

(Name) Gerald Winston Burt
84 Mt. Laurel Avenue
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Duell Law Firm
4320 Eagle Point Parkway
(Address) Birmingham, Al. 35242

20070103000000060 1/1 $70.00
Shelby Cnty Judge of Probate, AL
01/03/2007 09:08:14AM FILED/CERT

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP – LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Five hundred eighty-nine thousand seven hundred eighty-six and no/100 ($589,786.00) Dollars

to the undersigned grantor, Town Builders, 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

Gerald Winston Burt and Daisy P. Burt

(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 13-07, Block 13, according to the Survey of Mt. Laurel-Phase II, as recorded in Map Book 30, Page 10 in the Probate Office of shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

$417,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

$113,807.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, which is second and subordinate to the first mortgage recited above.

Shelby County, AL 01/03/2007
State of Alabama

Deed Tax:$59.00

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 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, unless otherwise noted above, 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 Vice- President, Della Pender who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of December, 2006

ATTEST:
~~Secretary~~

TOWN BUILDERS, INC.
By Della Pender
DELLA PENDER Vice- President

STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Della Pender whose name as Vice - President of Town Builders, 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 22 day of December, 2006

My commission expires: 6/21/09

Notary Public