This instrument was prepared by:
Shelby County Abstract & Title Co., Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jonathan Carrell
37 Duck Cove Lane
Shelby, Alabama 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

20070105000005910 1/2 $18.00
Shelby Cnty Judge of Probate, AL
01/05/2007 09:39:33AM FILED/CERT

That in consideration of Forty Thousand dollars and Zero cents ($40,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dennis Fulton and Vicki Fulton, husband and wife, (herein referred to as grantors) do grant, bargain, sell and convey unto Jonathan Carrell and Kerri Carrell (herein referred to as GRANTEES) 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.

Subject to taxes for 2006 and subsequent years.

Constitutes no part of the homestead of the grantor or grantors spouse.

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.

($36,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of December, 2006.

_____	(Seal)	Dennis Fulton Dennis Fulton	(Seal)
_____	(Seal)	Vicki Fulton Vicki Fulton	(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

} General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis Fulton and Vicki Fulton 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 15th day of December, 2006.

Notary Public
My Commission Expires: 10/16/08

MIKE HATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE

EXHIBIT A

20070105000005910 2/2 $18.00
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A parcel of land in the NE 1/4 of SE 1/4, Section 28, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:
LOT 5, DUCK COVE ESTATES, a private subdivision according to the survey of Joseph E. Conn, Jr., A.R.N.9049, described by metes and bounds as follows: Commence at the SE corner of Ne 1/4-SE 1/4 of Section 28, Township 24 North, Range 15 East, Shelby County, Alabama and run on a bearing of North 6 degrees 23 minutes West a distance of 738.34 feet to a point; thence turn an angle of 31 degrees 20 minutes left run 132.32 feet to a point; thence turn 7 degrees 37 minutes right and run 134.84 feet to a point; thence turn 81 degrees 03 minutes left and run 119.74 feet to the point of beginning of the property being described; thence continue last described course a distance of 44.38 feet to a point; thence turn 57 degrees 21 minutes left and run 8.44 feet to a point; thence turn an angle of 46 degrees 06 minutes left and run 314.10 feet to a point on the water line of Lay Lake; thence turn 112 degrees 03 minutes 03 seconds left and run along water line 53.0 feet to a point; thence turn 67 degrees 56 minutes left and run 289.73 feet to the point of beginning.