20070111000018360 1/1 $48.00
Shelby Cnty Judge of Probate,AL
01/11/2007 04:04:12PM FILED/CERT

06-703
Dana M. DePew
1612 Amberley Woods Lane, Helena, Alabama 35080

WARRANTY DEED
JOINT TENANCY

State of Alabama
County of Shelby

That in consideration of One Hundred Forty-Seven Thousand Nine Hundred and 00/100 Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

Michaela S. Foster, An Unmarried Woman,

herein referred to as grantor does grant bargain, sell and convey unto

Dana M. DePew and Chris DePew

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the **County of Shelby, State of Alabama:**

Lot 60, according to the Amended Map of Amberley Woods, 6th Sector, as recorded in Map Book 22, page 48, in the Probate Office of Shelby County, Alabama.

Subject to:
1. Taxes for the year 2007 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

3. A THIRD PARTY MORTGAGE IN THE AMOUNT OF $ 110,925.00 EXECUTED SIMULTANEOUSLY HEREWITH.

Shelby County, AL 01/11/2007
State of Alabama

Deed Tax:$37.00

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 I do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned has set my hands and seals on this 20TH day of DECEMBER, 2006.

Michaela S Foster by Margaret McLellan, Atty in fact

MICHAELA S. FOSTER BY MARGARET
MCLELLAN HER ATTORNEY IN FACT

(STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that MARGARET MCLELLAN, whose name as Attorney in Fact for MICHAELA S. FOSTER is 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, she in her capacity as Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under by hand and official seal this 20TH day of DECEMBER, 2006.

Notary Public

Commission Expires 8-7-2010.

PREPARED BY: MICHAEL GALLOWAY 931 Sharitt Avenue, #113, Gardendale, Al 35071

CHARLES M. GALLOWAY NOTARY PUBLIC STATE AT LARGE ALABAMA

M. Galloway