

SEND TAX NOTICE TO:

(Name) Stephen M. Tracey
404 Midridge Lane
(Address) Pelham, Al. 35124

This instrument was prepared by

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



20070613000277300 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
06/13/2007 10:42:29AM FILED/CERT

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -

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

That in consideration of One hundred twenty-one thousand and no/100 (\$121,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Pamela A. Wise Chapman and her husband David Chapman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Stephen m. Tracey and Fegan N. Tracey

(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 39, according to the Final Plat of Midridge Village, Phase 1, as recorded
in Map Book 29, Page 80 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$119,130.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

\$5327.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

Pamela A. Wise Chapman is one and the same person as Pamela A. Wise, Grantee in
deed recorded in Instrument #20030827000568330.

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, we have hereunto set our hand(s) and seal(s), this 7
day of June, 2007

WITNESS:

(Seal)

(Seal)

(Seal)

Pamela A. Wise Chapman (Seal)
PAMELA A. WISE CHAPMAN
David Chapman (Seal)
DAVID CHAPMAN (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Pamela A. Wise Chapman and her husband David Chapman
whose name s 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 7 day of June, 2007 A. D.,

MY COMMISSION EXPIRES: 6/21/09

[Signature]
Notary Public