

This instrument was prepared by

Send Tax Notice To: Scott Donze  
name  
1630 Keeneland Drive  
address  
Helena, Alabama 35080

(Name) William H. Halbrooks  
#1 Independence Plaza, Suite 704  
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Five Hundred & no/100----- (\$500.00) Dollars  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Scott Donze and wife, Tina B. Donze  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Scott Donze and Tina B. Donze  
(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 7, according to the Survey of Dearing Downs, Tenth Addition, as recorded  
in Map Book 14, Page 86 A & B, in the Probate Office of Shelby County,  
Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

Inst # 2001-28534

07/10/2001-28534  
09:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 11.50

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 15th  
day of June, ~~19~~ 2001.

\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

Scott Donze (Seal)  
\_\_\_\_ (Seal)  
Tina B. Donze (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned  
Scott Donze and Tina B. Donze, a Notary Public in and for said County, in said State, hereby certify that  
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 executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 15th day of June A.D., ~~19~~ 2001.

William H. Halbrooks

Notary Public