

This instrument was prepared by:

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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Jason and Carrie Gardner

18960 Hwy 145
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

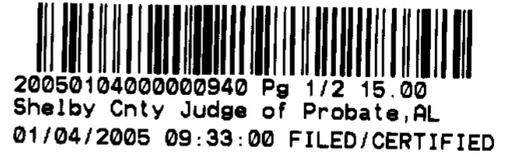
KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED FIFTY EIGHT THOUSAND AND NO/00 (\$158,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

GEORGE F. HULSEY, JR. and wife, MARILYN ANN HULSEY

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

JASON GARDNER and wife, CARRIE GARDNER

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:



SEE EXHIBIT A FOR LEGAL DESCRIPTION.
Situating in SHELBY County, Alabama.

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

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

ALL of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of December, 2004.

GEORGE F. HULSEY, JR.

MARILYN ANN HULSEY

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **GEORGE F. HULSEY, JR. and wife, MARILYN ANN HULSEY** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2004.

Notary Public



My Commission expires: 10-16-08

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

A part of the NW 1/4 of the NW 1/4 of Section 10, Township 24 North, Range 15 East, being more particularly described as follows: Commence at the NE corner of the NW 1/4 of the NW 1/4, Section 10, Township 24 North, Range 15 East; thence run South on the quarter-quarter line for 792.15 feet to the point of beginning; thence continue on the same line for 425.0 feet; thence turn right 122 degrees 53 minutes 51 seconds for 263.06 feet; thence turn right 95 degrees 09 minutes 39 seconds for 358.30 feet to the point of beginning.