

TITLE NOT EXAMINED BY PREPARER

THIS INSTRUMENT PREPARED BY:
Eric C. Andreea
Massey, Stotser & Nichols, P.C.
1780 Gadsden Highway
Birmingham, Alabama 35235

SEND TAX NOTICES TO:
James F. Williamson, Jr.
40 Miller Circle
Indian Springs, AL 35124

WARRANTY DEED
(Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

*Notarized
5/7/2005*

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, **James F. Williamson, Jr. and Gail M. Williamson**, husband and wife (herein referred to as "Grantors"), do by these presents, grant, bargain, sell and convey unto **James F. Williamson Jr., Gail M. Williamson, Toni W. Overton, and Timothy W. Overton** (herein referred to as "Grantees"), as joint tenants with right of survivorship, all their right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Colburn Subdivision, as recorded in Map Book 9, Page 24, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) the existing mortgage dated December 12, 1990 and recorded in Real 322, Page 462; (2) taxes for the current year and subsequent years, not yet due and payable; (3) easements, restrictions, reservations, rights-of-way, limitations, covenants, and conditions of record, if any; (4) mineral and mining rights not owned by Grantors, if any.

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 or more Grantees herein survives the other(s), the entire interest in fee simple shall pass to the surviving Grantee(s), and, if one does not survive the other(s), then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs and assigns, covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs and assigns 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 hands and seals this 2nd day of May, 2005.

James F. Williamson Jr.
James F. Williamson, Jr.

Gail M. Williamson
Gail M. Williamson

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James F. Williamson, Jr. and Gail M. Williamson, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2005.

Q.C.C.
Notary Public
My Commission Expires: 11-19-06