


Send Tax Notice To:
Nicholas Paul Hebert and Heather Renee Johnson
223 Brynleigh Circle
Chelsea, AL 35043


20050718000358320 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
07/18/2005 02:15:03PM FILED/CERT

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER &
KIMBROUGH, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **Two Hundred Nineteen Thousand and 00/100 (\$219,000.00) Dollars** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Bryan Shanahan, a married man** (herein referred to as Grantors, whether one or more), do grant, bargain, sell and convey unto **Nicholas Paul Hebert, an unmarried man, and Heather Renee Johnson, an unmarried woman** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 206, according to the Survey of Brynleigh Estates, 2nd Sector, as recorded in Map Book 21, Page 65, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: \$175,200.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

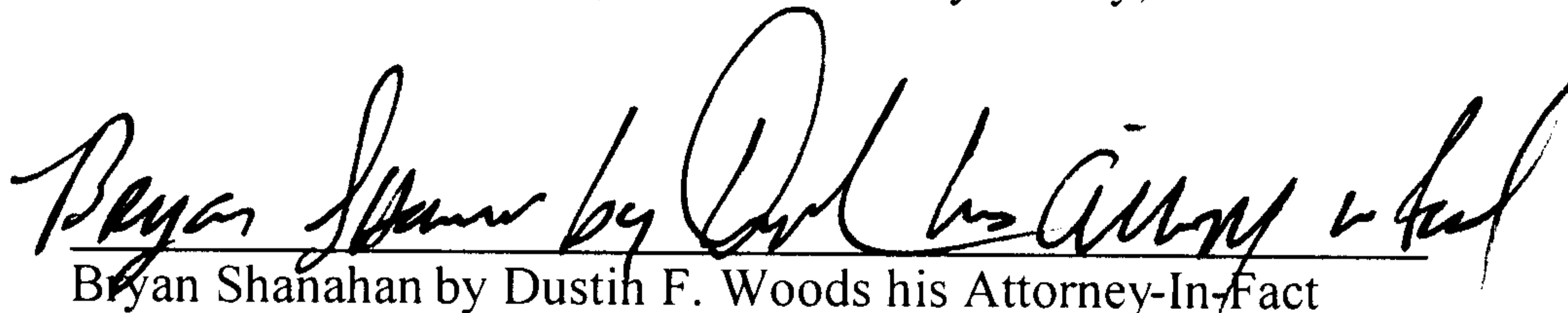
NOTE: \$43,800.00 of the above consideration was paid from the proceeds of a second mortgage filed simultaneously herewith.

NOTE: This is NOT the homestead of the Grantor.

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 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 we do for ourselves and for our heirs, executors, and administrators 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, 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 hands and seals, this the 15th day of July, 2005.


Bryan Shanahan by Dustin F. Woods his Attorney-In-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dustin F. Woods, whose name as attorney in fact for Bryan Shanahan, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he in his capacity as such attorney in fact, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 15th day of July, 2005.


Notary Public

My commission expires: 5/21/07