SEND TAX NOTICE TO:

(Name) Stephen B. Nelson
152 Broadmoor Lane
(Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

20050922000493470 1/1 $12.00
Shelby Cnty Judge of Probate, AL
09/22/2005 01:33:47PM 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 Two hundred thirty-five thousand five hundred and no/100 ($235,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jason Richardson and his wife Marlys Richardson
(herein referred to as grantors) do grant, bargain, sell and convey unto
Stephen B. Nelson and Kerstin A. Nelson

(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 438, according to the Survey of Weatherly Broadmoor Abbey Sector 25, as recorded in Map Book 21, Page 1 in the Probate Office of Shelby County, Alabama.

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

$188,400.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

$47,100.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, and which is second and subordinate to the first mortgage recited above.

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 16 day of September, 2005.

WITNESS:

(Seal) JASON RICHARDSON (Seal)

(Seal) MARLYS RICHARDSON (Seal)

(Seal) (Seal)

STATE OF ALABAMA
Jefferson **COUNTY** }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Richardson and his wife Marlys Richardson 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 16 day of September, 2005 A. D.,
My commission expires: 6/28/08

Patricia K Martin
Notary Public.