

This instrument was prepared by:
 Esco & Benson, LLC
 547 South Lawrence Street
 Montgomery, AL 36104

SEND TAX NOTICE TO:
 Steven P. Nagel and Susan A. Nagel
 174 Gardenside Drive
 Alabaster, AL 35007

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby


 20051007000523340 1/2 \$67.50
 Shelby Cnty Judge of Probate, AL
 10/07/2005 08:42:57AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FORTY EIGHT THOUSAND FIVE HUNDRED AND NO/100'S (\$148,500.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **NATHAN C. JONES AND EMILY K. JONES, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **STEVEN P. NAGEL AND SUSAN A. NAGEL** (herein referred to as GRANTEEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama to-wit:

See Attached Exhibit A

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

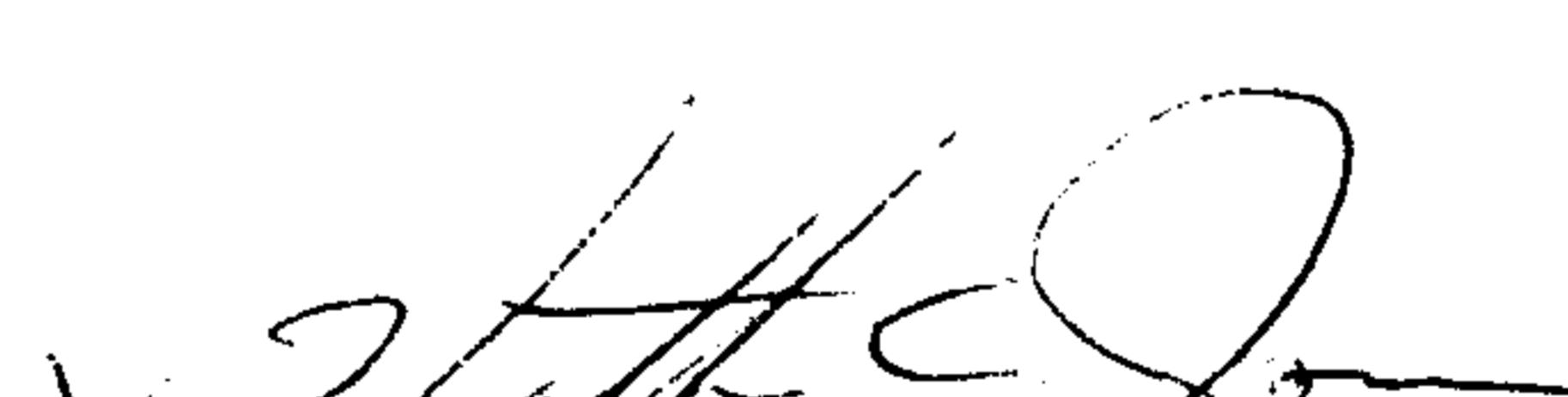
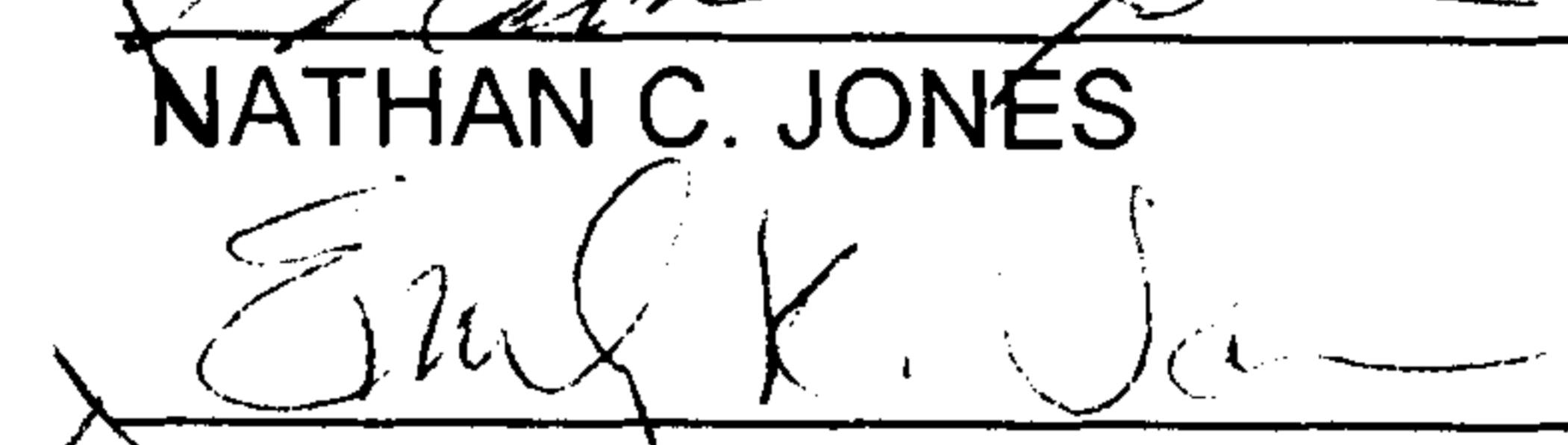
\$95,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants, with right of survivor ship, 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 said GRANTEEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, **NATHAN C. JONES AND EMILY K. JONES**, have hereunto set my (our) hand(s) and seal(s) this 30th day of **SEPTEMBER, 2005**


 NATHAN C. JONES

 EMILY K. JONES (SEAL)

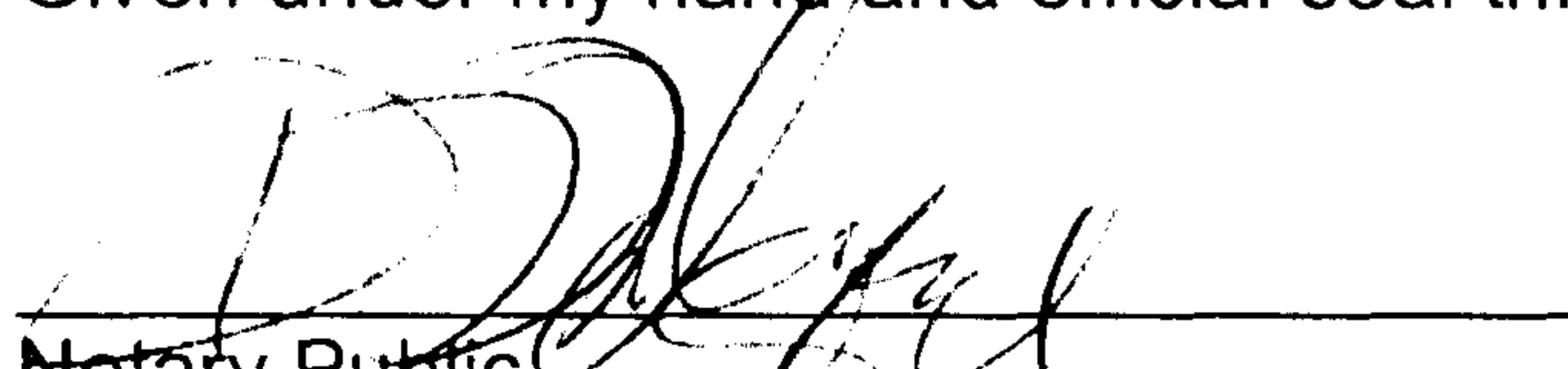
Shelby County, AL 10/07/2005
 State of Alabama

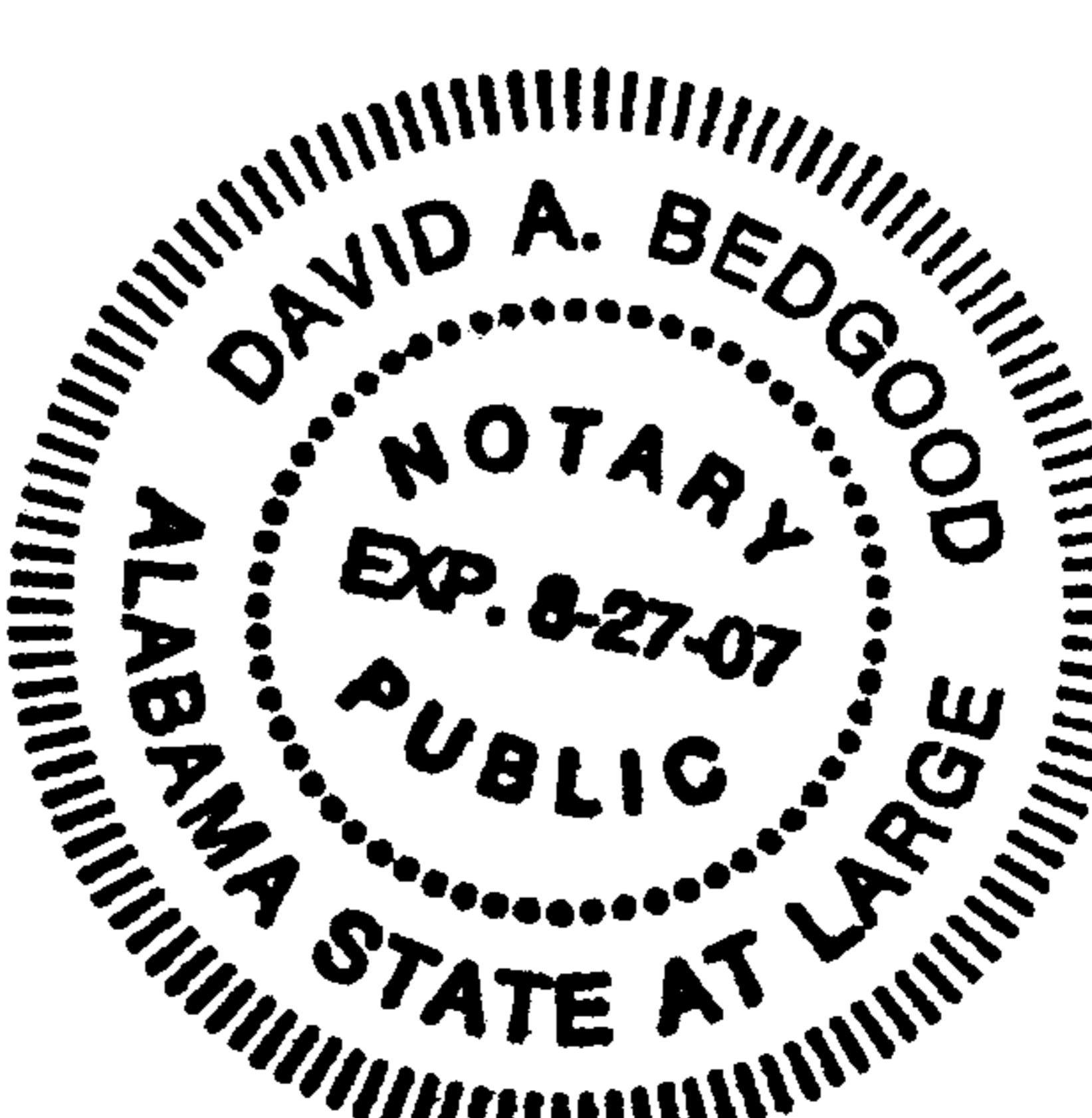
(Deed Tax: \$53.50

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **NATHAN C. JONES AND EMILY K. JONES** whose names 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 30th day of **SEPTEMBER, 2005**


 Notary Public
 My commission expires _____




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EXHIBIT "A"

Lot 19, according to the Survey of Grande View Garden & Townhomes, First Addition, as recorded in Map Book 26, Page 16 in the Probate Office of Shelby County, Alabama.