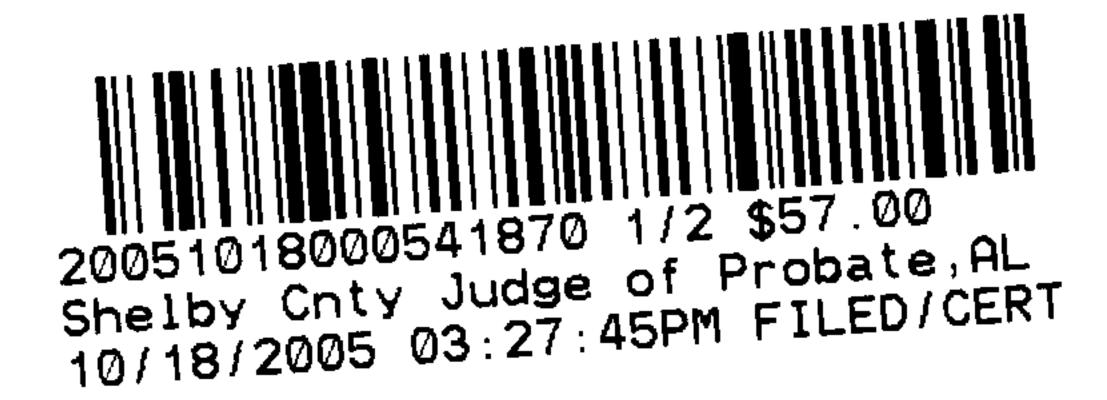
# PLEASE RETURN TO: DAVID P. CONDON, PC 300 UNION HILL DR. STE 200 BIRMINGHAM, AL 35209



This instrument was prepared by: David P. Condon, P. C. 300 Union Hill Drive Ste 200 Birmingham, AL 35209

Send tax notice to: Tommy Limbaugh 173 Cambrian Way Birmingham, Alabama 35242

### WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Forty-Two Thousand Nine Hundred and 00/100 Dollars (\$142,900.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

#### Adam Allen Austin an unmarried man

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

### Tommy Limbaugh and Marcia Limbaugh

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

#### See Attached Exhibit "A" Hereto and Incorporated Herein

\$100,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: 2005 ad valorem taxes not yet due and payable;

all mineral and mining rights not owned by the Grantors; and

all easements, rights-of-way, restrictions, covenants and

encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 7th day of October, 2005.

(Seal)

Shelby County, AL 10/18/2005 State of Alabama

Deed Tax: \$43.00

Adam Allen Austin

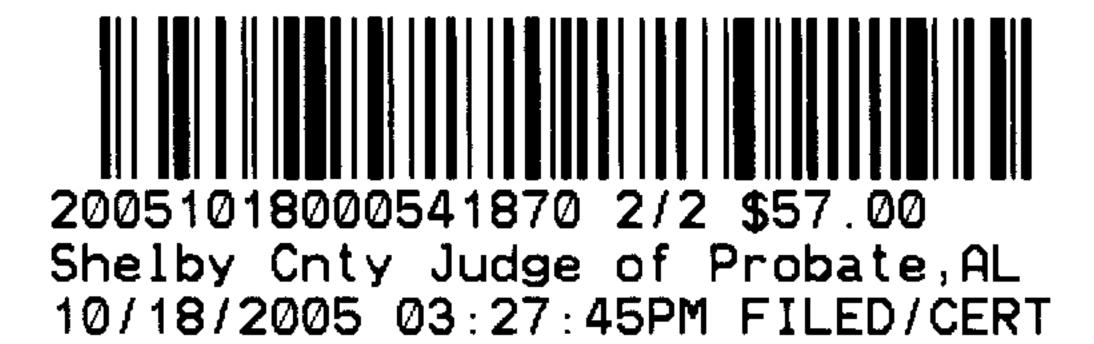
JEFFERSON COUNTY)

STATE OF ALABAMA

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Adam Allen Austin 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 denveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October,

Notary Public: David P. Gondon My Commission Expires: 2-12-06



# EXHIBIT "A"

Unit 173, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of condominium, By-Laws and Amendments thereto, as recorded in Misc. Book 12, Page 87, in the Probate office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in said Probate Office, together with an undivided interest in the common elements as set forth in said declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

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