Send Tax Notice To:
Alan D. Fenty
2049 Brook Highland Ridge
Birmingham, Alabama 35242
PID# 039300002001026

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum

Five Hundred Sixty-Eight Thousand and 00/100 (\$568,000.00) Dollars, in hand paid by

Alan D. Fenty and Linda D. Fenty

hereinafter referred to as GRANTEE (whether one or more), to

Jeffrey B Gaskin and Marie C. Gaskin, husband and wife,

Attorney-in-Fact pursuant to that certain Power of Attorney executed by Jeffrey B Gaskin and Marie C. Gaskin dated the 24th day of October, 2005 and filed of record Inst. No. <u>20051108000580420</u> in the office of the Judge of Probate of Shelby County, Alabama, hereinafter referred to as GRANTOR (whether one or more), does hereby grant, bargain, sell and convey unto said Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2026, according to the Survey of Brook Highland, an Eddleman Community, 20th Sector, as recorded in Map Book 16, Page 148, in the Probate Office of Shelby County, Alabama.

\$ 454400 of the above recited consideration was paid from the proceeds of a purchase money mortgage loan recorded simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2006 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular the rights and priviledges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove 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, as Grantor, do, for myself and for my successors and assigns covenant with said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns 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.

Shelby County, AL 11/08/2005 State of Alabama

State of Hlabama

Deed Tax:\$114.00

Bed a Warrant

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of October, 2005.

Jeffrey B Gaskin

Gail Weiss

her/his Attorney-in-Fact

Marie C. Gaskin

By Cox Gail Weiss as

her/his Attorney-in-Fact

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey B Gaskin and Marie C. Gaskin, husband and wife by and through their Attorney in Fact, Gail Weiss, 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 conveyance, that he/she, in her/his capacity ass uch Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of October, 2005.

Notary Public

My Commission Expires: 09/21/06

Our File No.:05148RB
THIS INSTRUMENT PREPARED BY:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Parkway, Suite 110
Birmingham, AL 35242-4818

20051108000580430 2/2 \$128.00 Shelby Cnty Judge of Probate, AL 11/08/2005 12:17:46PM FILED/CERT