

From:

07/27/2005 13:05 #125 P.002/002

20051216000651320 1/1 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/16/2005 02:13:21PM FILED/CERT

This instrument prepared by:

NEWELLHOCUTT, LLC

ATTORNEYS AT LAW

HERBERT M. NEWELL, III

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TUSCALOOSA, ALABAMA 35401

TELEPHONE (205) 343.0340  
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STATE OF ALABAMA

SHELBY COUNTY

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$10,000 and other good and valuable consideration, DONALD R. COLVARD and wife LINDA R. COLVARD ("Grantors"), grant, bargain, sell, and convey to DONALD R. COLVARD, LINDA R. COLVARD and BERNADINE F. GOODE ("Grantees"), as joint tenants with right of survivorship, Grantors' entire interest in the following described real estate located in Shelby County, Alabama (the "Real Property"):

Lot 213, according to the Survey of Lake Forest Second Sector, as recorded in Map Book 26  
Page 142, in the Probate Office of Shelby County, Alabama.

This conveyance is made to Grantees absolutely and in fee simple, but subject to all restrictive covenants, rights-of-way, easements and reservations of record that apply to the Real Property

Grantees take title to the Real Property as joint tenants with right of survivorship. At the death of either Grantee, the survivor shall immediately own the entire title to the Real Property in fee simple, together with every contingent remainder and right of reversion.

Grantors warrant and represent to Grantees that (i) Grantors are lawfully seized of the Real Property in fee simple; (ii) the Real Property is free from all encumbrances unless otherwise noted herein; (iii) Grantors are entitled to the immediate possession of the Real Property; (iv) Grantors have the right to sell and convey the Real Property to Grantees.

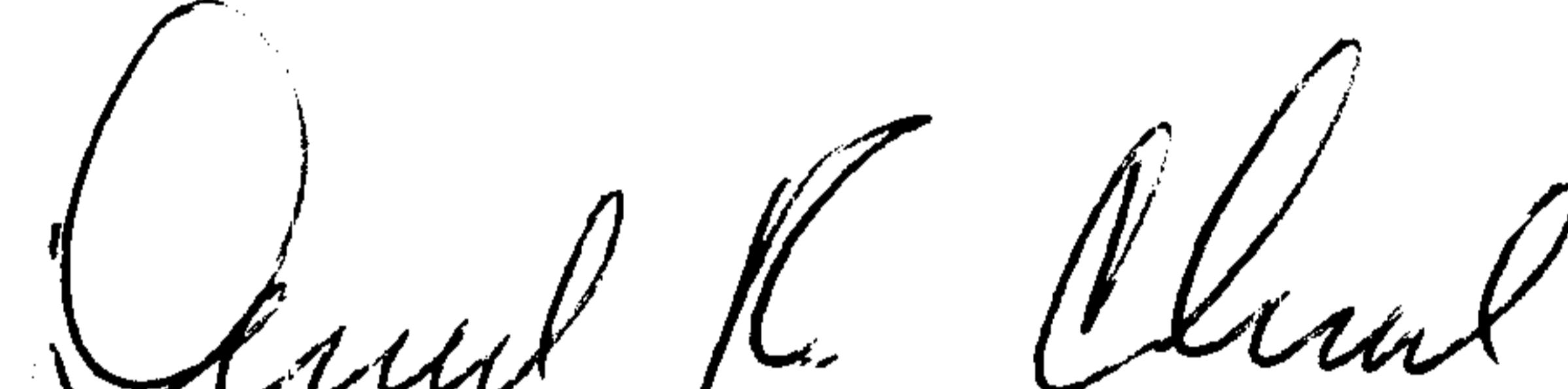
Grantors will defend Grantees' legal title to the Real Property conveyed by this instrument against all lawful and proven claims of superior title to, or encumbrance on, the Real Property.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantors or Grantees in this instrument.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 28th day of July 2005.

Shelby County, AL 12/16/2005  
State of Alabama

Deed Tax: \$10.00

  
Donald R. Colvard, Grantor

  
Linda R. Colvard, Grantor

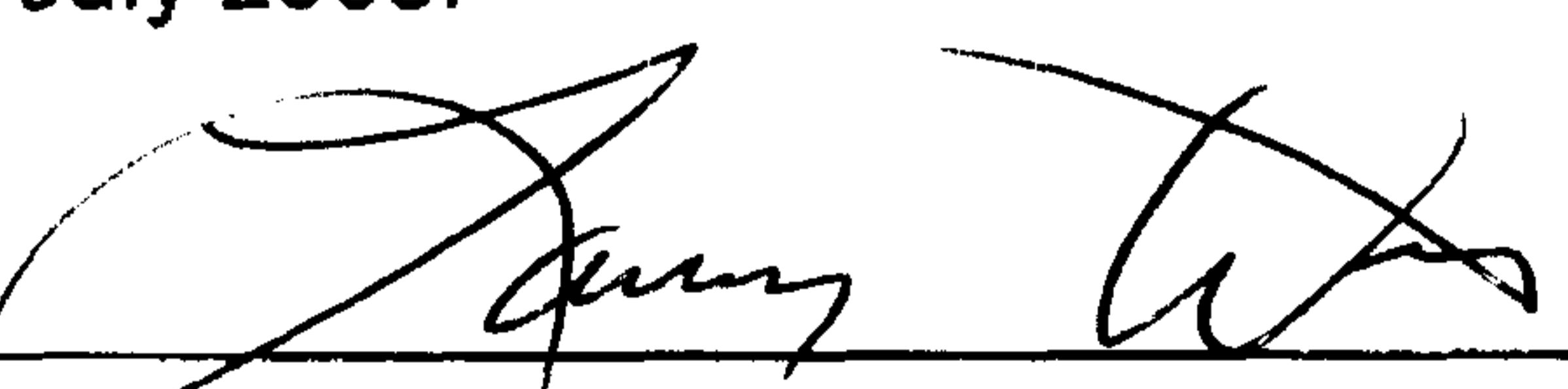
STATE OF ALABAMA

Shelby COUNTY

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I, the undersigned notary public in and for said county in and for said state, hereby certify that Donald R. Colvard and wife Linda R. Colvard, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 28th day of July 2005.

  
Notary Public  
My Commission Expires:

Larry Wills  
My Commission  
Expires 1/21/06