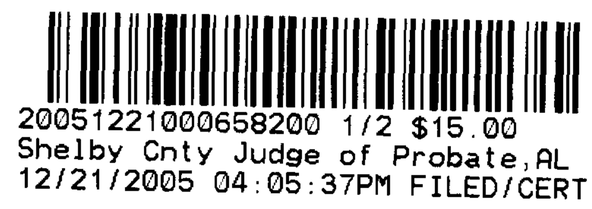
13609



(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOHNNY LEE KNOWLES
207 BEDFORD LANE
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY FIVE THOUSAND NINE HUNDRED DOLLARS and 00/100 ($145,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CRYSTAL K. HALL and KENNETH D. HALL, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHNNY LEE KNOWLES and TIFFANY SCOTT KNOWLES, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 536, ACCORDING TO THE SURVEY OF SAVANNAH POINTE V PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2006, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. 20 FOOT BUILDING SET BACK LINE FROM BEDFORD LANE AS SHOWN ON RECORDED MAP.

3. NOTES, RESTRICTIONS AND DETENTION POND AS SET OUT ON RECORDED MAP.

4. RESTRICTIONS APPEARING OF RECORD UNDER INSTRUMENT NUMBER 1999-25577.

5. EASEMENTS/RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 171, PAGE 279.

6. ANY PRIOR RESERVATION OR CONVEYANCE OF MINERALS OF EVERY KIND AND CHARACTER INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL, IN, ON AND UNDER SUBJECT PROPERTY.

7. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.

20051221000658200 2/2 $15.00
Shelby Cnty Judge of Probate,AL
12/21/2005 04:05:37PM FILED/CERT

$116,700.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$29,200 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE CLOSED HEREWITH. CRYSTAL K. HALL NAMED HEREIN IS ONE AND THE SAME AS CRYSTAL K. SAWYERS, GRANTEE IN DEED RECORDED IN INSTRUMENT NO. 20030701000414660.

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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CRYSTAL K. HALL and KENNETH D. HALL, WIFE AND HUSBAND, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of November, 2005.

Crystal K. Hall
CRYSTAL K. HALL

Kenneth D. Hall
KENNETH D. HALL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CRYSTAL K. HALL and KENNETH D. HALL, WIFE AND HUSBAND, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of November, 2005.

George M. Vaughn
Notary Public

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA

My commission expires: 9.29.06