

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

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

Birmingham, Alabama 35244

BEAU P. WILSON 2523 ELIZABETH DRIVE PELHAM, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 12/21/2005 State of Alabama

Deed Tax: \$10.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THOUSAND DOLLARS and 00/100 (\$200,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SAMUEL D. CAMPS and LINDA J. CAMPS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BEAU P. WILSON and BONNIE N. WILSON, 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:

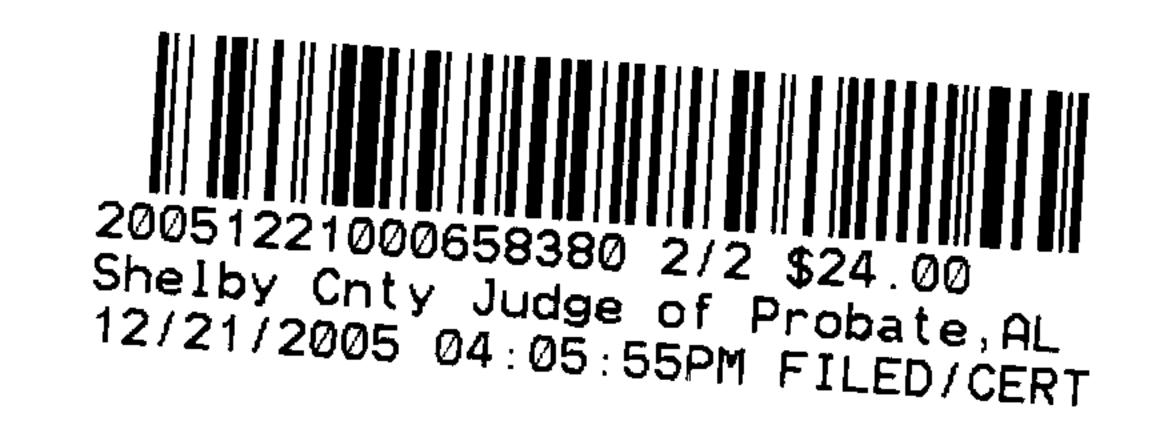
A PARCEL OF LAND ON ELIZABETH DRIVE ADJACENT TO AND EAST OF LOT 2, ROYAL OAKS, SECOND SECTOR, AS RECORDED IN MAP BOOK 7 PAGE 77 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4, SECTION 2, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF

375.90 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 98.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 OF ROYAL OAKS, SECOND SECTOR, THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT AND RUN SOUTHERLY A DISTANCE OF 59.27 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 1 DEGREE 08 MINUTES 12 SECONDS LEFT AND CONTINUE A DISTANCE OF 90.75 FEET TO A POINT ON THE NORTH MARGIN OF ELIZABETH DRIVE; THENCE TURN A DEFLECTION ANGLE OF 88 DEGREES 51 MINUTES 48 SECONDS LEFT AND RUN EASTERLY ALONG SAID MARGIN OF SAID STREET A DISTANCE OF 75.00 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 74 DEGREES 58 MINUTES 06 SECOND LEFT AND RUN A DISTANCE OF 49.52 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 10 DEGREES 21 MINUTES 21 SECONDS LEFT RUN NORTHERLY A DISTANCE OF 102.52 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. BUILDING SETBACK LINE OF 30 FEET RESERVED FROM STREET, AS SHOWN BY PLAT.
- 3. 10 FOOT EASEMENT ALONG NORTH SIDE, 20 FOOT EASEMENT THROUGH SOUTHEASTERLY SIDE, AS SHOWN BY MAP BOOK 7, PAGE 77 IN PROBATE OFFICE.
- 4. RESTRICTIONS AND CONDITIONS AS RECORDED IN MISC. VOLUME 24 PAGE 699 IN PROBATE OFFICE.



- 5. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE AS RECORDED IN VOLUME 329, PAGE 432 IN PROBATE OFFICE.
- 6. RIGHT OF WAY TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN VOLUME 313, PAGE 625 IN PROBATE OFFICE.

\$160,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$30,000.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith

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, SAMUEL D. CAMPS and LINDA J. CAMPS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of December, 2005.

SAMUEL D. CAMPS

INDA/I/CAMPS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SAMUEL D. CAMPS and LINDA J. CAMPS, HUSBAND AND WIFE, 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 2nd day of December, 2005.

Notary Public

My commission expires: $\frac{7 \cdot \lambda 9 \cdot 0}{1 \cdot \lambda 9 \cdot 0}$