WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to: Randall Boswell and Randall Fields Boswell, III PO Box 59068 Homewood, Alabama 35259

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Thirty thousand and no/100** (\$30,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Randall Boswell, an unmarried man and Tanya Hiers,** a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Randall Boswell and Randall Fields Boswell, III** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lots 16, 17, 18 and 19, according to a Resurvey of Lots 8 through 20 of the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 21, Page 53, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

This property does not constitute the homestead of the grantor, Tanya Hiers, nor her spouse as defined in Section 6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of December, 2005.

Shelby County, AL 12/22/2005

State of Alabama

Deed Tax: \$30.00

Randall Boswell

Tanya Hiers

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Randall Boswell, an unmarried man and Tanya Hiers, a married woman** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of December, 2005.

Notary Public

My Commission Expires: 02-25-09