

THIS INSTRUMENT PREPARED BY:  
WEATHINGTON & MOORE, P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice To:  
Brett M. Newman  
101 Spinnaker Lane  
Alabaster

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$101,250.00)** to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **John Michael Bres and wife, Regina O. Bres**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Brett M. Newman and Lisa Annette McGinnis** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**SUBJECT TO:**

1. Right of Way to Alabama Power Company as recorded in Deed Book 129, Page 37, Deed Book 178, Page 280 and Deed Book 188, Page 544.
2. Right of Way for public road as recorded in Deed Book 186, Page 531.
3. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Deed Book 262, Page 460 in the Probate Office of Shelby County, Alabama.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 48, Page 461.

\$81,000.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

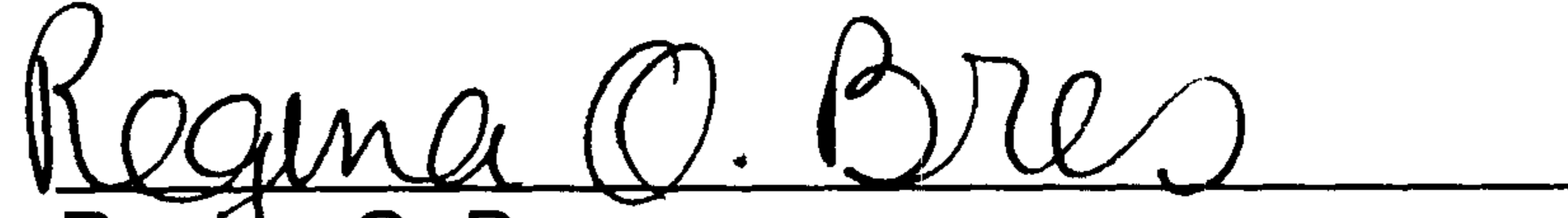
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals this 13<sup>th</sup> day of January, 2006.

20060118000027360 2/3 \$37.50  
Shelby Cnty Judge of Probate, AL  
01/18/2006 12:52:07PM FILED/CERT

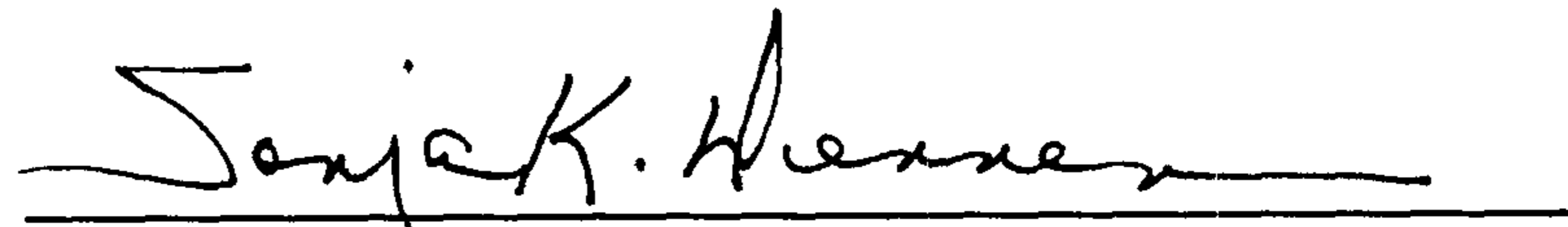
  
John Michael Bres

  
Regina O. Bres

STATE OF ALABAMA  
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Michael Bres and Regina O. Bres whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of January, 2006..

  
Notary Public

My Commission Expires: 6/1/06

## EXHIBIT "A"

20060118000027360 3/3 \$37.50  
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### Schedule A, Legal Description, Continuation Page

PART OF THE NE 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SITUATED IN SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID 1/4-1/4 SECTION FOR 250.0 FEET; THENCE TURN AN ANGLE OF 91 DEGREES 13 MINUTES 39 SECONDS TO THE RIGHT AND RUN WESTERLY 225.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE WESTERLY ALONG THE LAST SAID COURSE FOR 100.0 FEET; THENCE TURN AN ANGLE OF 91 DEGREES 13 MINUTES 39 SECONDS TO THE LEFT AND RUN SOUTHERLY 200.0 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 46 MINUTES 21 SECONDS TO THE LEFT AND RUN EASTERLY 100.0 FEET; THENCE TURN AN ANGLE OF 91 DEGREES 13 MINUTES 39 SECONDS TO THE LEFT AND RUN NORTHERLY 200.0 FEET TO THE POINT OF BEGINNING. BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA