

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

JEFFREY D. CURL
22 MONTE BELLO LANE
MONTEVALLO, AL 35115

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$124,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CYNTHIA LAKEN, AN UNMARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEFFREY D. CURL and CANDACE CURL, (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 22, according to the Survey of Monte Bello, as recorded in Map Book 6, Page 23, in the Probate Office of Shelby County, Alabama.

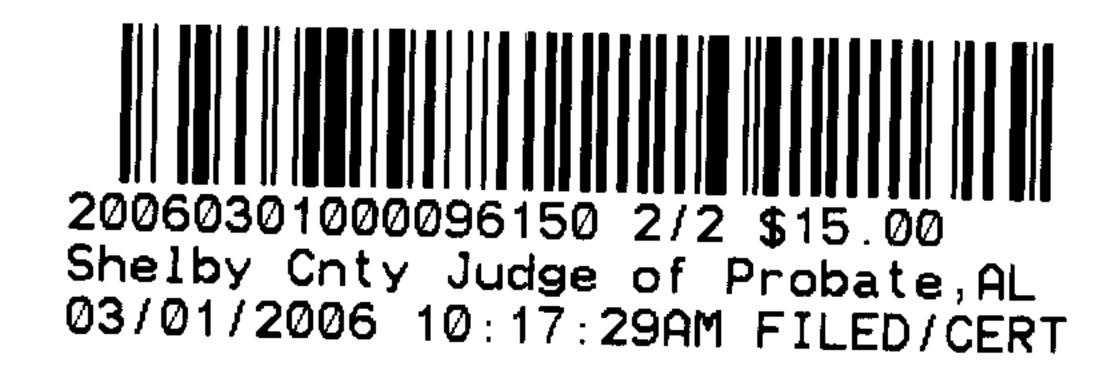
CYNTHIA LAKEN IS ONE AND THE SAME AS CYNTHIA ANN MOWERY IN THAT CERTAIN DEED DATED 11/6/2000 AND RECORDED IN INST. 2001-21836.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. 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.
- 3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN MISC. BOOK 8, PAGE 415.
- 4. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN BOOK VOLUME 293, PAGE 274.
- 5. BUILDING LINES, RIGHTS OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY, AS RECORDED IN MAP BOOK 6, PAGE 23.

\$99,920.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$24,980.00 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, CYNTHIA LAKEN, AN UNMARRIED WOMAN, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of February, 2006.

Cynthia Laken

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CYNTHIA LAKEN, AN UNMARRIED 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of February, 2006.

Notary Public

My commission expires:__