This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To: Shannon K. Sprouse 315 7th Street NW Alabaster, Alabama 35007

WARRANTY DEED

Joint Tenants With Right of Survivorship

20060427000196900 1/1 \$39.00 Shelby Cnty Judge of Probate, AL 04/27/2006 08:42:05AM FILED/CERT

STATE OF ALABAMA }

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Thirty-Eight Thousand and 00/100 Dollars (\$138,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

Ladonne S. Kitchens, a married woman. This property does not constitute the homestead of the Grantor nor her Spouse. Ladonne S. Kitchens is one of the same as Ladonne Kitchens Fox.

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Shannon K. Sprouse and Christopher Sean Sprouse

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 3, according to the Resurvey of Blocks 5 and 12 of Alabaster Gardens, as recorded in Map Book 9, page 51, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) 2006 ad valorem taxes not yet due and payable;
- (2) all mineral mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions covenants and encumbrances of record.

\$110,400.00 of the consideration was paid from a mortgage loan 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have set our/my hand(s) and seal(s), this 20th day of April, 2006.

Ladonne S. Kitchens

STATE OF ALABAMA

Shelby County, AL 04/27/2006

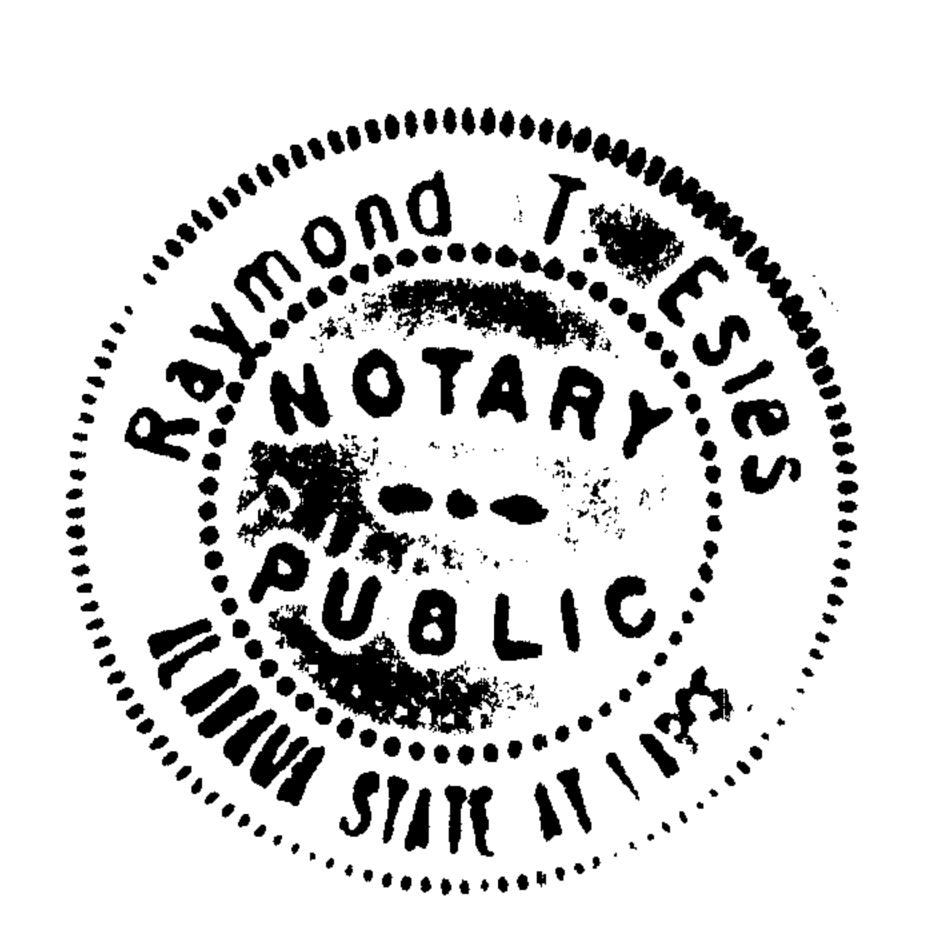
State of Alabama

COUNTY OF JEFFERSON

Deed Tax: \$28.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ladonne S. Kitchens, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, 2006.



Notary Public - R. Timothy Estes

My Commission Expires: July 11, 2007