

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **RUSSELL DAVIS PALMER AND SPOUSE, CATINA PALMER** (GRANTORS) do grant, bargain, sell and convey unto **JOHN C. PIWETZ AND KAREN L. PIWETZ** as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:
LOT 234, ACCORDING TO THE SURVEY OF BENT RIVER COMMONS 3RD SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 147, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. TAXES DUE OCTOBER 1, 2006.
2. BUILDING AND SETBACK LINES OF 30 FEET IN MAP BOOK 25, PAGE 147.
3. 10 FOOT EASEMENT ALONG WEST LOT LINE AS PER PLAT.
4. 7.5 FOOT EASEMENT ALONG SOUTH LOT LINE AS PER PLAT.
5. RESTRICTIONS AS SHOWN ON RECORDED MAP.
6. COVENANTS, CONDITIONS, AND RESTRICTIONS IN INST.# 1999/8863; INST.#1999/4401; INST# 9501/3042 AND INST.#1999/15750.
7. 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 IN VOLUME 33, PAGE 542 AND VOLUME 236, PAGE 103.
8. EASEMENT TO PLANTATION PIPE LINE IN VOLUME 145, PAGE 275.
9. RESTRICTIONS AND COVENANTS IN INST.# 1999/38777 AND INST.# 1999/41444.

\$285,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM 2 MORTGAGE LOANS.

TO HAVE AND TO HOLD unto 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 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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTORS do for themselves, their successors, assigns, and personal representatives covenant with said GRANTEE, their heirs and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, assigns and personal representatives shall, warrant and defend the same to the same GRANTEE, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 28TH day of APRIL, 2006.


RUSSELL DAVIS PALMER

SEAL


CATINA PALMER

SEAL

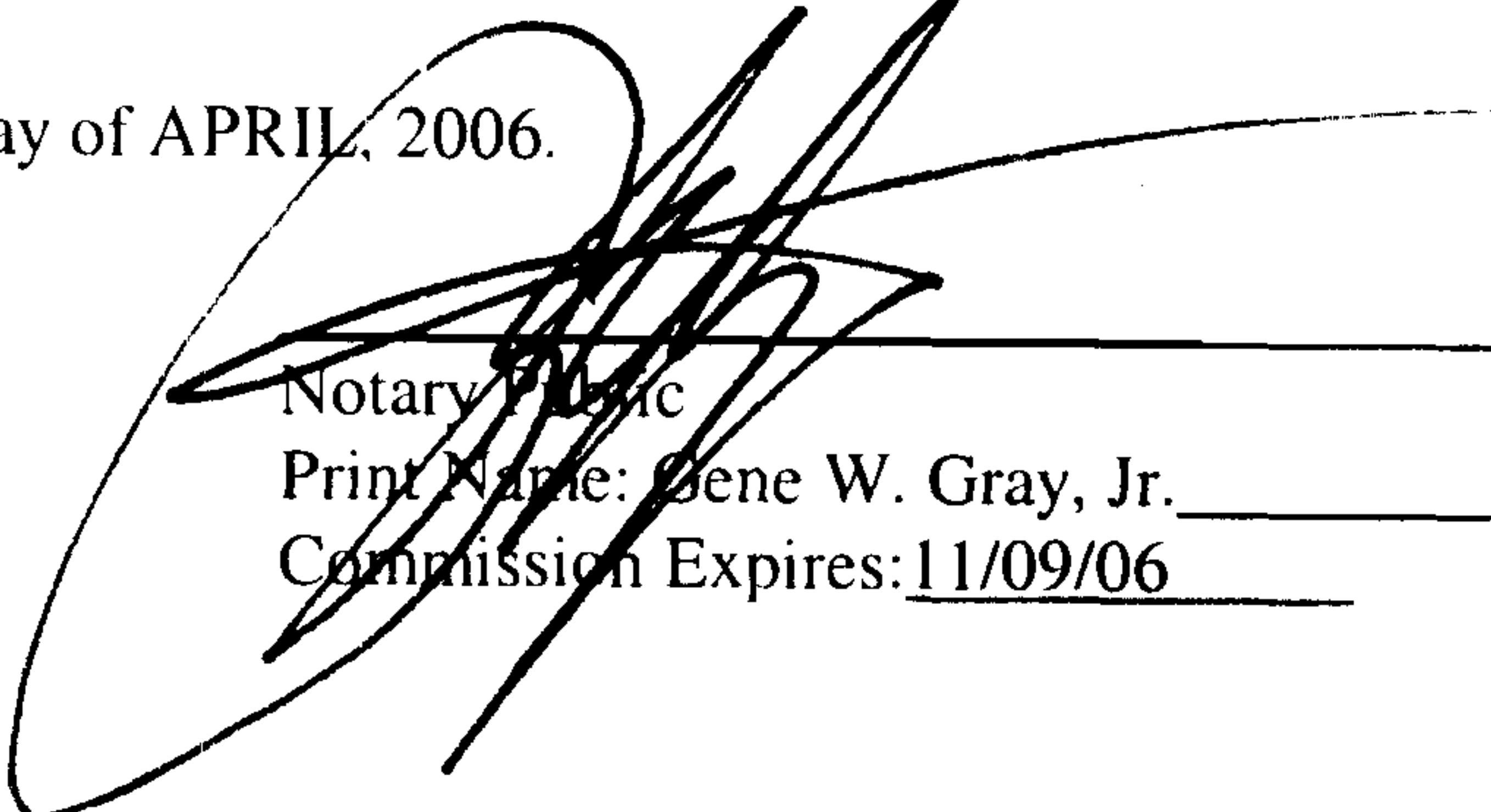
BY: 
JEFF JONES AS ATTORNEY IN FACT
FOR RUSSELL DAVIS PALMER

BY: 
JEFF JONES AS ATTORNEY IN FACT
FOR CATINA PALMER

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JEFF JONES** whose name as Attorney in Fact for **RUSSELL DAVIS PALMER** under that certain Durable Power of Attorney recorded on _____ in INSTRUMENT # * _____ in the Probate Office of Shelby County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily for and as the act of **RUSSELL DAVIS PALMER** on the day the same bears date.

Given under my hand and official seal this 28TH day of APRIL, 2006.

* 20060502000206590

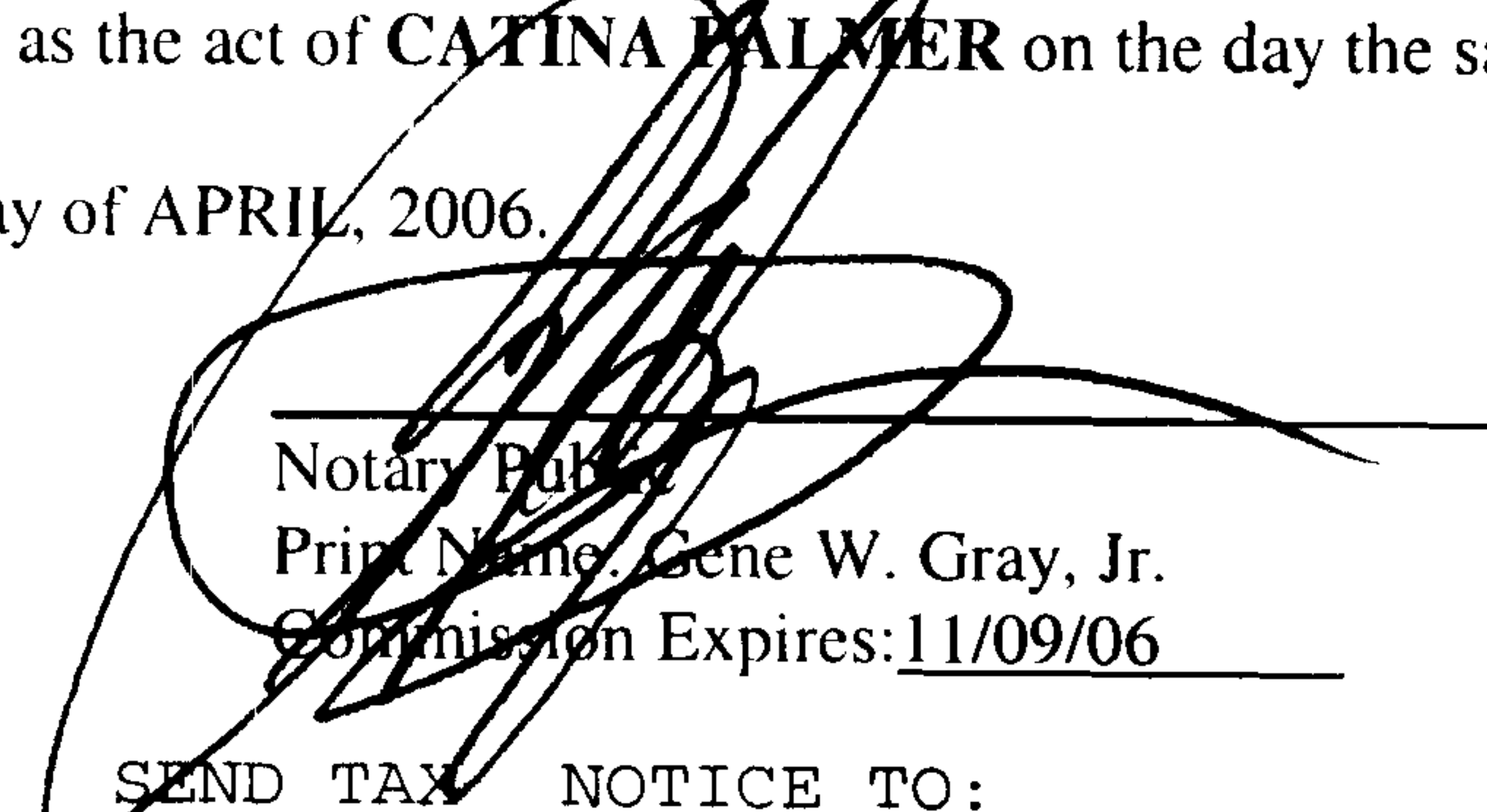

Notary Public
Print Name: Gene W. Gray, Jr.
Commission Expires: 11/09/06

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JEFF JONES** whose name as Attorney in Fact for **CATINA PALMER** under that certain Durable Power of Attorney recorded on _____ in INSTRUMENT # * _____ in the Probate Office of Shelby County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily for and as the act of **CATINA PALMER** on the day the same bears date.

Given under my hand and official seal this 28TH day of APRIL, 2006.

* 20060502000206600


Notary Public
Print Name: Gene W. Gray, Jr.
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
JOHN C. PIWETZ
KAREN L. PIWETZ
8029 MITCHELL LANE
BIRMINGHAM, AL 35216
#104170006001.000

Gene Gray