

Send Tax Notice To:

JUSTIN L. WHEELER AND ASHLEY WHEELER

2141 Hwy 9
Wilsonville Ala 35186

20060515000228580 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
05/15/2006 03:04:21PM FILED/CERT

Shelby County, AL 05/15/2006
State of Alabama

Deed Tax: \$1.50

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND and NO/00 Dollars (\$135,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

KIMBERLY KUBICHAN, A Single WOMAN
grant, bargain, sell and convey unto,

JUSTIN L. WHEELER AND ASHLEY WHEELER
the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in Shelby County.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$133,941.00 of the above-recited consideration was paid from a first mortgage recorded 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4TH day of May, 2006.

Woodrow Martin Jr.
WOODROW MARTIN JR.

Kimberly Kubichan
KIMBERLY KUBICHAN

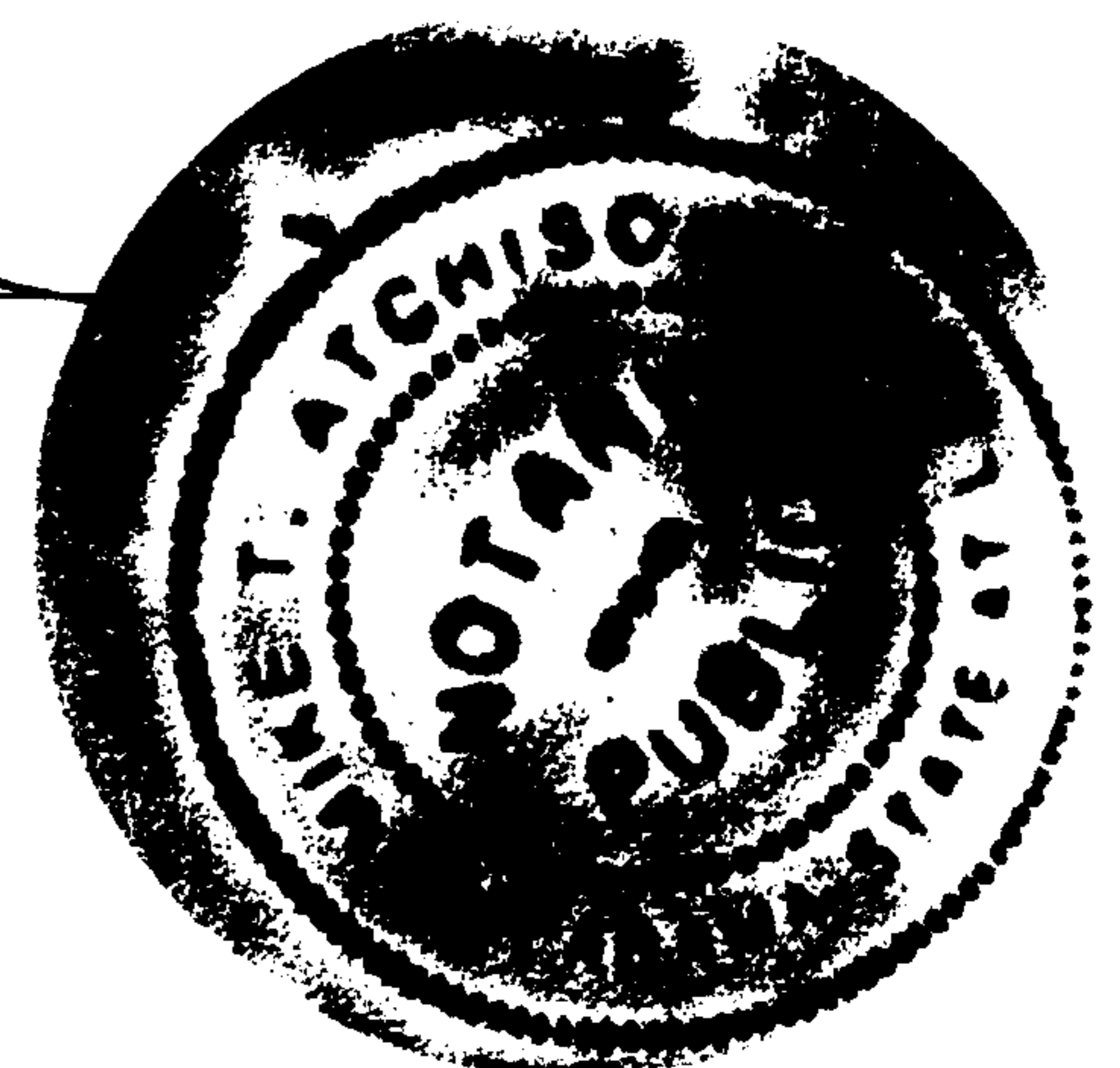
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that
KIMBERLY KUBICHAN AND WOODROW MARTIN JR.
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 4TH day of May, 2006

Michael T. Atchison
Notary Public

My Commission Expires: 10-16-08



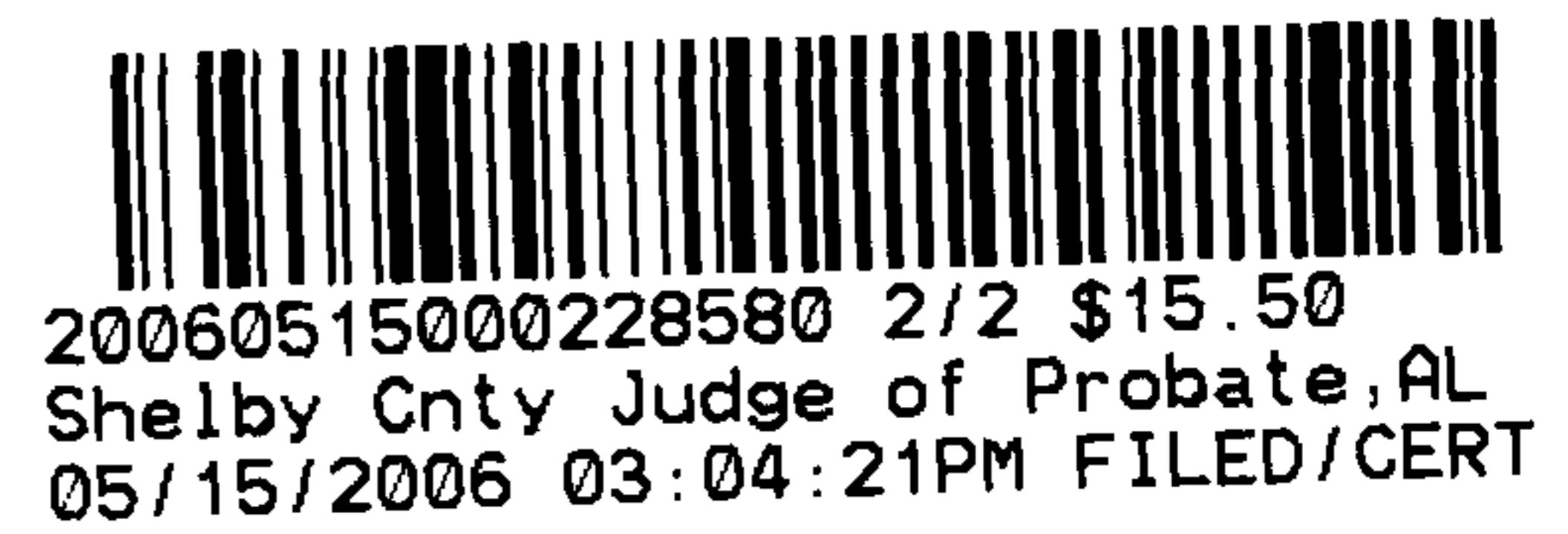


EXHIBIT A

PARCEL B:

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 10, Township 21 South, Range 1 East, being part of the same land described in a deed to Coy L. and Betty J. House, recorded in Deed Book 306, at Page 591, of the real property records of Shelby County, Alabama. Said parcel being more particularly described as follows:

Commencing at a 3/8" rebar found at the Northeast corner of said Section 10; thence South 00 degrees 07 minutes 16 seconds East along the East line of said section, a distance of 676.07 feet to a point; thence South 88 degrees 37 minutes 42 seconds West a distance of 385.98 feet to a rebar with a cap stamped "S. Wheeler RPLS 16165" set at the point of beginning; thence south 88 degrees 37 minutes 42 seconds West a distance of 117.98 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 02 degrees 38 minutes 05 seconds West a distance of 689.25 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165" on the South right of way of County Highway No. 9; thence along a curve to the right in said right of way having a radius of 5690.12 feet and a chord bearing of South 89 degrees 19 minutes 05 seconds East and arc length of 39.73 feet to a point; thence South 89 degrees 09 minutes 25 seconds East along the South line of County Highway No. 9 a distance of 108.80 feet to a rebar with a cap stamped "S. Wheeler RPLS 16165", set; thence South 00 degrees 05 minutes 38 seconds East a distance of 683.62 feet to the point of beginning.

According to the survey of Sid Wheeler, dated March 20, 1998.