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

Send Tax Notice To: Josh Lewis Allison Lewis 5153 Weatherford Drive Birmingham, Al 35242

WARRANTY DEED

Joint Tenants With Right of Survivorship

20060601000260120 1/2 \$60.00 Shelby Cnty Judge of Probate, AL 06/01/2006 02:43:46PM FILED/CERT

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of the sum of **Two Hundred Twenty Nine Thousand and 00/100 Dollars (\$229,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

John I. Bakkegard and Robin H. Bakkegard

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

Josh Lewis and Allison Lewis

(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 9, Block 8, according to the Survey of Lincoln Park, as recorded in Map Book 3, page 145 in the Office of the Judge of Probate 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.

\$183,200.00 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 25th day of May, 2006.

Robin H. Bakkegard by John I. Bakkegard Her

Attorney in Fact

STATE OF ALABAMA

COUNTY OF JEFFERSON

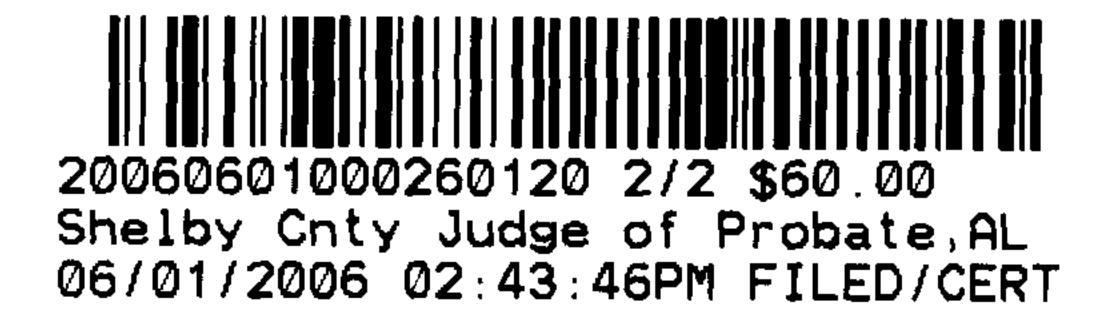
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John I. Bakkegard, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they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

Given under my hand and official seal this 25th day of May, 2006.

OTAR

Notary Public - R. Timothy Estes

My Commission Expires: July 11, 2007



State of Alabama Jefferson County

I, R. Timothy Estes, a Notary Public in and for said State at Large hereby certify that John I. Bakkegard, whose name as Attorney in Fact for Robin H. Bakkegard, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date. Given under my hand and seal on this the 25th day of May 2006.

R. Timothy Estes - Notary Public My Commission expires: 07/11/07

Prepared By:
R. Timothy Estes
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway Suite 330
Birmingham, Alabama 35243

Shelby County, AL 06/01/2006 State of Alabama

Deed Tax:\$46.00