

This instrument was prepared by:
Shelby County Abstract & Title Co., INC.
101 West College
Columbiana, AL 35051

Send Tax Notice To: John M. Hicks
18718 River Drive
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20060605000263300 1/2 \$204.00
Shelby Cnty Judge of Probate, AL
06/05/2006 11:08:53AM FILED/CERT

That in consideration of Three Hundred Sixty Five Thousand dollars and Zero cents (\$365,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Peggy A. Prucnal (herein referred to as grantors) do grant, bargain, sell and convey unto John M. Hicks, husband and wife Joy F. Hicks (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

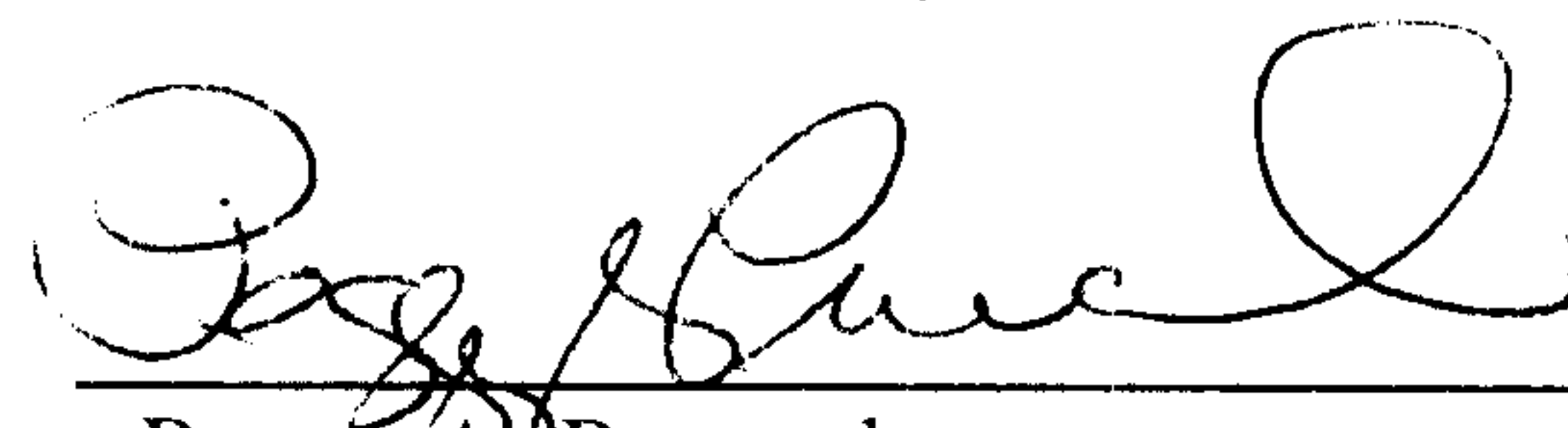
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$175,000.00 of the purchase price was paid from the proceeds of 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 have hereunto set my hand and seal, this 25th day of May, 2006.

(Seal)  _____ (Seal)
Peggy A. Prucnal

(Seal) _____ (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

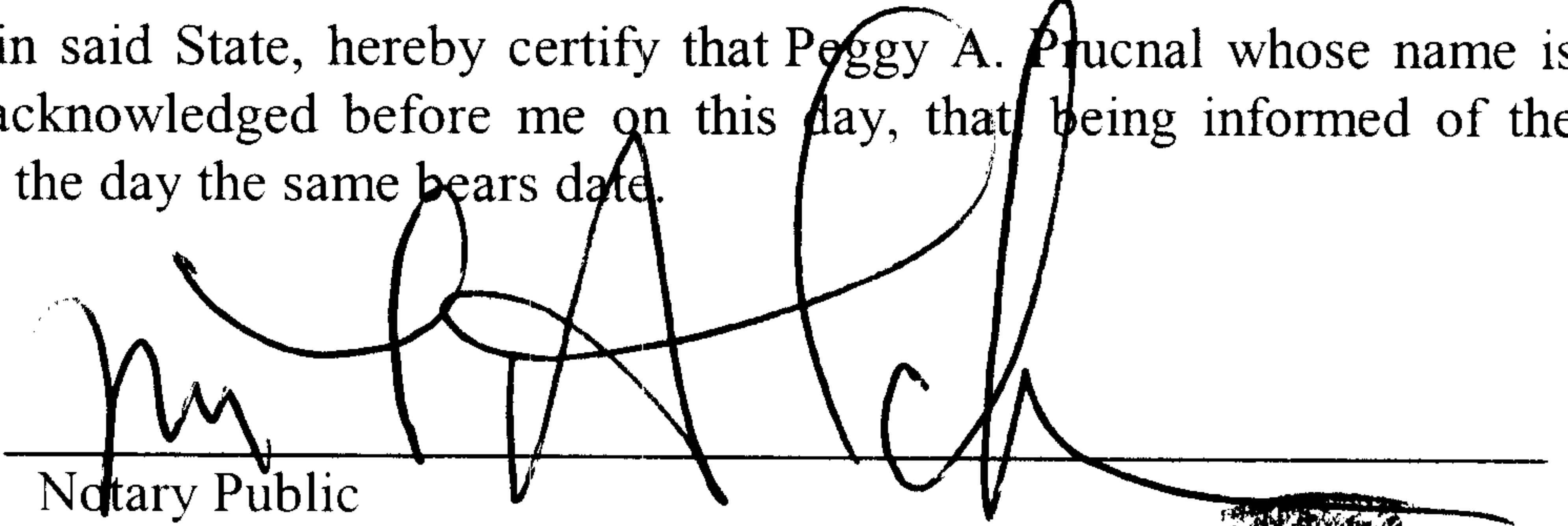
STATE OF Alabama

} General Acknowledgment

COUNTY Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy A. Prucnal 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 he/she executed the same voluntarily on the day the same bears date.

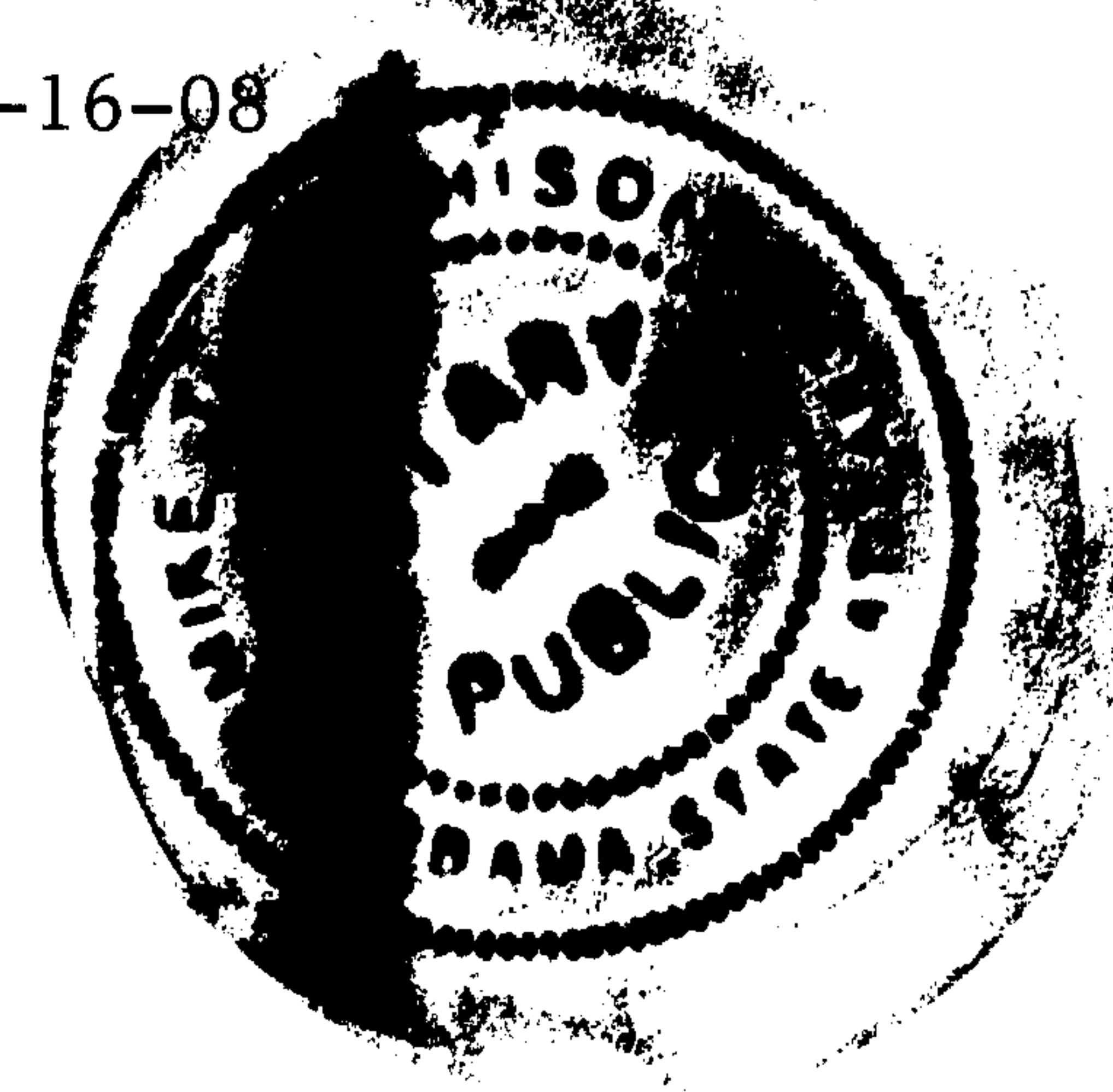
Given under my hand and official seal this.



Notary Public

My commission expires: 10-16-08

Shelby County, AL 06/05/2006
State of Alabama
Deed Tax: \$190.00



10/10/06

20060605000263300 2/2 \$204.00
Shelby Cnty Judge of Probate, AL
06/05/2006 11:08:53AM FILED/CERT

EXHIBIT A

PARCEL I:

Commence at the Southwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 747.22 feet; thence turn an angle of 90 degrees to the left and run 249.82 feet to the Southeast right of way line of Shelby County Hwy. 42, being the point of beginning of the parcel of land herein described; thence turn an angle of 166 degrees 34 minutes 02 seconds to the right and run along said right of way line for 173.48 feet to the PC of a curve; thence continue along said R.O.W. along a curve to the left, having a radius of 2248.23 feet and a central angle of 5 degrees 17 minutes 33 seconds for an arc distance of 207.67 feet to a point; thence turn an angle of 86 degrees 56 minutes 15 seconds to the right, from the tangent to the curve, and run 529.47 feet to a point, being at the shore line of Lay Lake; thence turn an angle of 46 degrees 24 minutes 50 seconds to the right and run along the shore line for 402.14 feet; thence turn an angle of 5 degrees 42 minutes 56 seconds to the right and continue along said shore line for 117.52 feet to a point; thence turn an angle of 128 degrees 13 minutes 56 seconds to the right and run 924.74 feet to the point of beginning. Said parcel is lying in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama. According to the survey of John Gary Ray, Reg. PE & LS 12295, dated November 27, 1989.

PARCEL II:

A small island which has a centerpoint located approximately as follows: Commence at the SW corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 7, Township 22 South, Range 2 East and run North 73 degrees 00 minutes East magnetic bearing a distance of 380 feet to the approximate centerpoint of said island. Said island is lying in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 7, Township 22 South, Range 2 East. Excepted are any and all portions of land that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is subject to a flood right up to the datum plane of 398 feet above mean sea level. Situated in Shelby County, Alabama.