

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

MICHAEL R. CORBETT 5121 STRATFORD ROAD BIRMINGHAM, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

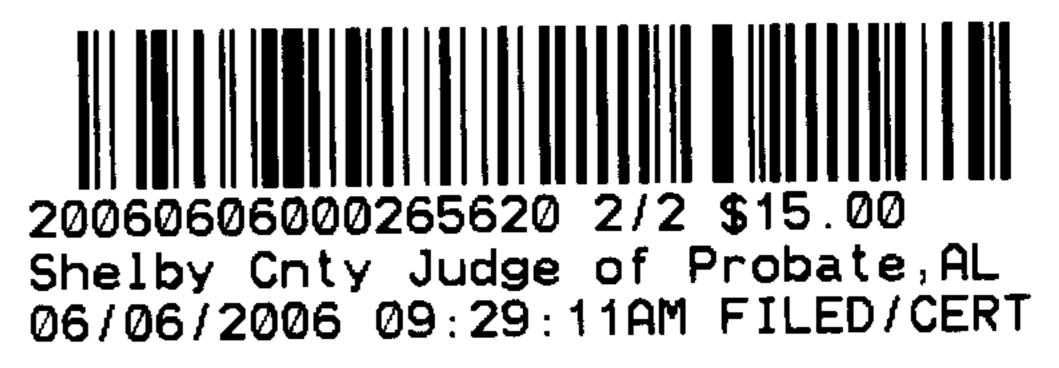
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$279,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, JOHN SELF and MARGARET L. SELF, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL R. CORBETT and DORETHA ROSE CORBETT, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 7, according to the Survey of Meadow Brook, 13th Sector as recorded in Map Book 9, Page 34, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. MUNICIPAL IMPROVEMENTS, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
- 3. 30 FOOT EASEMENT ALONG REAR LOT LINE AS PER PLAT.
- 4. BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 9, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN REAL VOLUME 5, PAGE 399 AND REAL VOLUME 7, PAGE 825, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 6. 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 AS RECORDED IN VOLUME 40, PAGE 265 AND VOLUME 32, PAGE 306, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 7. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET FORTH IN REAL VOLUME 12, PAGE 685, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
- 8. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 7, PAGE 822.



\$223,920.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$55,980.00 of the consideration herein was derived from a second mortgage 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JOHN SELF and MARGARET L. SELF, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of June, 2006.

JOHN SELF

MARGARET L. SELF

STATE OF ALABAMA COUNTY OF SHELBY

<u>ACKNOWLEDGEMENT</u>

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOHN SELF and MARGARET L. SELF**, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of June, 2006.

Notary Public

My commission expires:

NOTARY OF BLIC OF STATE AT MINISTER AT MIN