This instrument was prepared by: Shelby County Abstract & Title Co., Inc. 101 West College Columbiana, AL 35051 Send Tax Notice To:

Scott T. Bailey

3072 Hidden Forest Cove Montevallo, AL 35115

20060609000274420 1/1 \$13.50 Shelby Cnty Judge of Probate, AL 06/09/2006 12:40:10PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby County, AL 06/09/2006 State of Alabama

Deed Tax: \$2.50

SHELBY COUNTY

That in consideration of One Hundred Forty Nine Thousand Seven Hundred Seventy dollars and Zero cents (\$149,770.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Hartwood Homes, LLC and (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Scott T. Bailey and Rusti Brook Webster (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County. Alabama, to-wit:

Lot 47, according to the survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right to 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, if neither survive, heirs & assigns are tenant

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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this.

		(SEAL)	Hartwood Homes, LLC	L)
•		(SEAL)	(SEA	(L)
		(SEAL)	(SEA	\L)
			(SEA	(L)
STATE OF Ma COUNTY Shell			General Acknowledgment	
I the undergioned a Notary Dublic	in and for th	a caid Coun	ty in said State hereby certify that Hartwood Homes IIC and	who

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Hartwood Homes, LLC and 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

\$147,428.00 of the above recited Consideration was paid from a mortgage recorded simultantial herewith

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