20060711000332370 1/2 $16.00
Shelby Cnty Judge of Probate,AL
07/11/2006 12:02:16PM FILED/CERT

Send tax notice to:
Mark B. Broussard
Juanita Broussard
433 Old Cahaba Way
Helena, Alabama 35080
File No. 06-136

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA

JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Seven Thousand Nine Hundred and No/100 Dollars ($177,000.00), in hand paid to the undersigned, Nathan Daniel Edwards and Corri A. Edwards, formerly known as Corri K. Cornutt, Husband and Wife, (hereinafter referred to as the "Grantor") by Mark B. Broussard and Juanita Broussard, Husband and Wife, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Map and Survey of Old Cahaba II-B, as recorded in Map Book 30, Page 28, in the Probate Office of Shelby County, Alabama.

Corri A. Edwards is one and the same person as Corri Edwards, Corri K. Cornutt and Corri A. Cornutt.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.

($132,750.00 and $44,250.00 of the purchase price was paid from a first and second mortgage loan closed simultaneously with delivery of this deed.)

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

20060711000332370 2/2 $16.00
Shelby Cnty Judge of Probate,AL
07/11/2006 12:02:16PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 30th day of June, 2006.

Nathan Daniel Edwards

Corri A. Edwards, formerly known as
Corri K. Cornutt

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nathan Daniel Edwards and wife, Corri A. Edwards, formerly known as Corri K. Cornutt, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2006.

Notary Public

[NOTARIAL SEAL]

My Commission expires: February 23, 2008