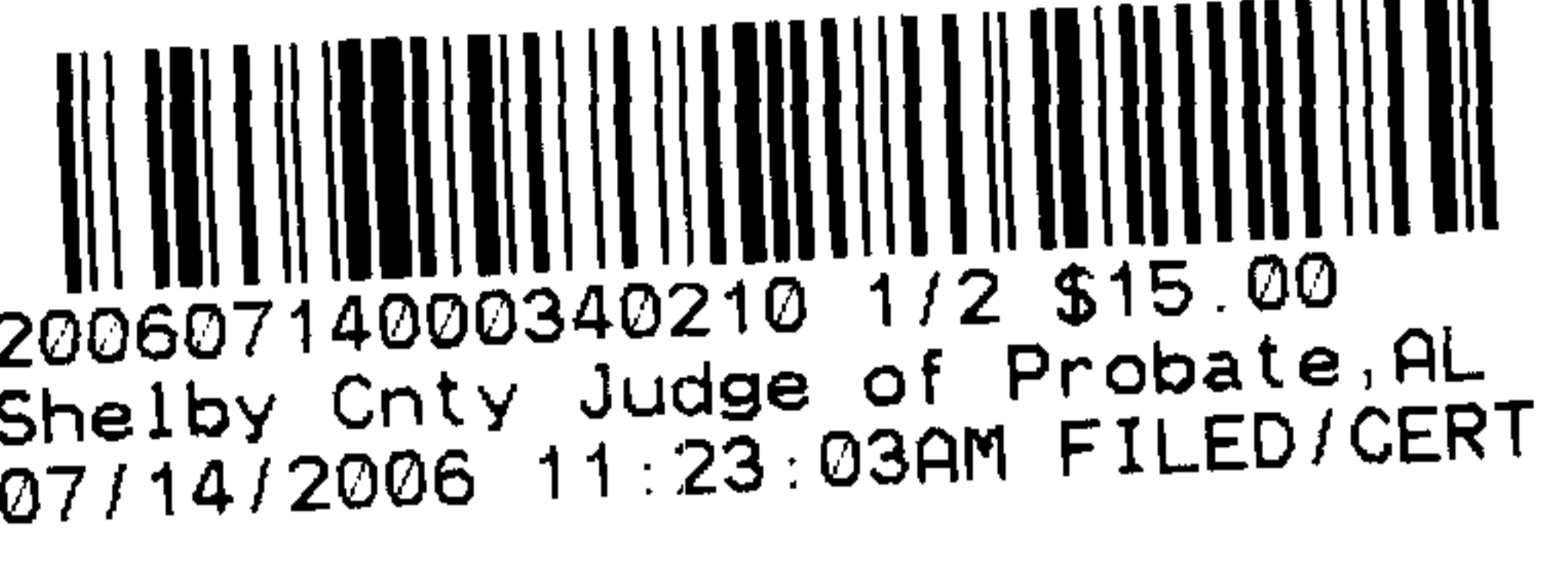


This instrument was prepared by

Send Tax Notice To: Marcus L. Hunt
name 137 Twin Oaks Circle
Chelsea, Al. 35043
address

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred twenty-two thousand and no/100 (\$222,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jon McKinney and his wife Carolyn R. McKinney

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

Marcus L. Hunt and Rachel M. Hunt

(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 attached Exhibit A for legal description incorporated herein for all purposes.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$177,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$44,400.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, which is second and subordinate to the first mortgage recited above.

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, we have hereunto set our hand(s) and seal(s), this 23 day of June, 20 06

WITNESS:

(Seal)

(Seal)

(Seal)

Jon McKinney (Seal)
JON MCKINNEY
Carolyn R. McKinney (Seal)
CAROLYN R. MCKINNEY

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Jon McKinney and his wife Carolyn R. McKinney whose name s are _____ signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance they have executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 23 day of June A. D., 20 06

My commission expires: 6/28/08

Patricia K. Martin
Notary Public.



20060714000340210 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/14/2006 11:23:03AM FILED/CERT

EXHIBIT A

Part of Lot 15, of Twin Oaks, as recorded in Map Book 22, Page 108, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of said Lot 15, said point also being on the Southerly right of way line of Twin Oaks Circle; thence in a Southeasterly direction along the Northeasterly line of said Lot 15, a distance of 174.28 feet to the Southeasterly corner of said Lot 15; thence 164 degree(s) 27 minute(s) 46 second(s) right in a Northwesterly direction a distance of 84.75 feet; thence 25 degree(s) 58 minute(s) 44 second(s) right in a Northwesterly direction a distance of 44 feet; thence 6 degree(s) 11 minute(s) 01 second(s) right in a Northwesterly direction, a distance of 51.49 feet to the point of beginning; being situated in Shelby County, Alabama.