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

Send Tax Notice To:

Ronnie Abbott 4159 Smokey Road Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS,

STATE OF ALABAMA

SHELBY COUNTY

That in consideration of () to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ronnie Abbott and Kim Abbott, a married man and woman (herein referred to as grantors) do grant, bargain, sell and convey unto Ronnie Abbott and Kim Abbott and Heath Abbott and Lindsey Abbott (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 30, Township 21 South, Range 2 West; thence run North along said 1/4-1/4 line a distance of 153.38 feet to the point of beginning; thence continue along last described course a distance of 518.81 feet; thence turn an angle of 93 degrees 19 minutes 50 seconds right and run a distance of 130.00 feet; thence turn an angle of 86 degrees 40 minutes 10 seconds right and run a distance of 521.25 feet; thence turn an angle of 94 degrees 24 minutes 10 seconds right and run a distance of 130.16 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated November 3, 2000.

20060728000364940 1/1 \$14.00 Shelby Cnty Judge of Probate, AL 07/28/2006 02:14:11PM FILED/CERT

Subject to taxes for 2006 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 S POUSE. \$140,000.00 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, we have	e hereunto set o	ur hands and		
		(Seal)	Ronnie Abbott	(Seal)
		(Seal)	Kim Abbott	(Seal)
		(Seal)		(Seal)
				(Seal)
STATE OF ALABAMA				
SHELBY COUNTY			General Acknowledgment	

I, Janet F. Parson, a Notary Public in and for said County, in said State, hereby certify that Ronnie Abbott and Kim Abbott, a married man and woman whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, 2006.

Janet F. Parson, Notary Public

Commission expires: 10/10/08/