This instrument prepared by:

Patrick F. Smith Law Office of Patrick F. Smith, L.L.C. P.O. Box 190224

Birmingham, AL 35219

SEND TAX NOTICE TO:

Bruce W. Heen Sheryl A. Heen 4004 Milner Way Hoover, Alabama 35242

20060731000367650 1/1 \$85.00 WARRANTY DEED Shelby Cnty Judge of Probate, AL 07/31/2006 03:53:02PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Seventy Thousand dollars and Zero cents (\$370,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Brian E. Kelly and wife, Susan P. Kelly (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Bruce W. Heen and Sheryl A. Heen as joint tenants with rights of survivorship (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 115, according to the Final Record Plat of Greystone Farms, Milner's Crescent, Phase 2, as recorded in Map Book 21, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$296,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith. \$25,000.00vis furnished through an equity line more and for the control of the co

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 24th day of July, 2006.

Brian E. Kelly

Susan P. Kelly

STATE OF ALABAMA JEFFERSON COUNTY Shelby County, AL 07/31/2006 State of Alabama

Deed Tax: \$74.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian E. Kelly and Susan P. Kelly, 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 on this 24th day of July, 2006.

Notary Public Commission Expires: 4-8-2009

FILE NO: 262485

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