This instrument was prepared by:

Michael T. Atchison, Attorney at Law, Inc.

101 West College

Columbiana, AL 35051

Send Tax Notice To:

Cameron Bullard 211 16th Street Calera, Alabama 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

20060804000378710 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 08/04/2006 01:44:41PM FILED/CERT

SHELBY COUNTY

That in consideration of One Hundred Forty Thousand dollars and Zero cents (\$140,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Zebariah Scott Lee and wife, Jana L. Lee(herein referred to as grantors) do grant, bargain, sell and convey unto Cameron Ballard and Jennifer Ballard (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lots 9 and 10, Block 96, according to Dunstan's Survey of Calera, Alabama. Situated in Shelby County, Alabama.

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 SPOUSE. \$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, I have	e hereunto set	my hand and	d seal, this 31st day of July, 2006.	
		_(Seal)	Lather South of South of	(Seal)
		(Seal)	Zebariah Scott Lee Jana L. Lee	(Seal)
	, ·	(Seal)		(Seal)
				(Seal)
STATE OF ALABAMA				
			General Acknowledgment	
SHELBY COUNTY	T 11'	1 (' 1 ()	arente, in soid State bounder, contife that Walenciale Seed	

I, Michael T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Zebariah Scott Lee and wife, Jana L. Lee, 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 31st day of July, 2006.

Michael T. Atchison, Notary Public