

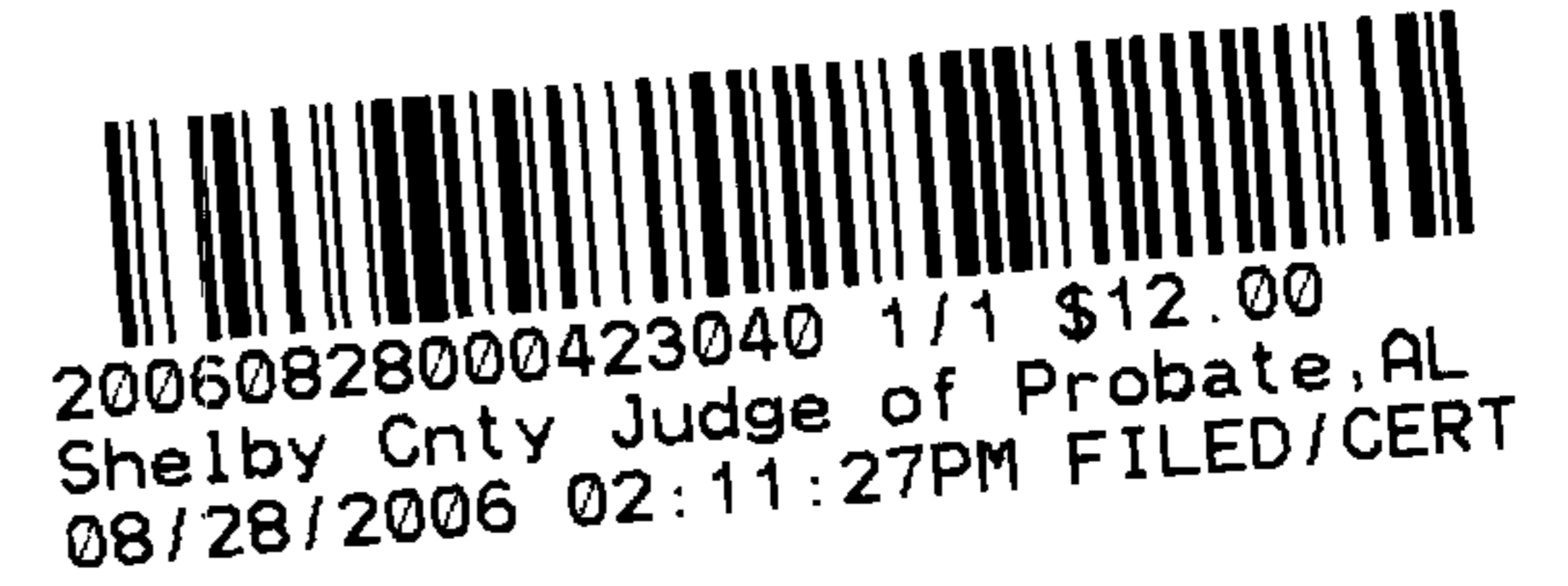
✓ This instrument was prepared by:
Michael T. Atchison, Attorney at Law
101 West College
Columbiana, AL 35051

Send Tax Notice To: Ron B. Nelson
18680 River Dr.
Shelby, Ala 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,



SHELBY COUNTY

That in consideration of Two Hundred Fourteen Thousand One Hundred dollars and Zero cents (\$214,100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GUY H. WOLFE and wife, CAROLYN F. WOLFE (herein referred to as grantors) do grant, bargain, sell and convey unto Ron B. Nelson and Amy B. Nelson (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1-A, according to the Map of 1986 Addition to Shelby Shores, as recorded in Map Book 10, Page 51, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2006.

Constitutes no part of homestead of grantor or spouse.

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.

~~(\$0.00)~~ ^{ALL} of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 9th day of August, 2006.

_____ (Seal)	<u>Guy H. Wolfe</u> GUY H. WOLFE	_____ (Seal)
_____ (Seal)	<u>Carolyn F. Wolfe</u> CAROLYN F. WOLFE	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
		_____ (Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GUY H. WOLFE and wife, CAROLYN F. WOLFE 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.

[Signature]
Notary Public
My Commission Expire: 10/16/08

