20060906000437500 1/2 \$170.00 Shelby Cnty Judge of Probate, AL 09/06/2006 09:25:48AM FILED/CERT

WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Shelby County, AL 09/06/2006 State of Alabama

STATE OF ALABAMA **COUNTY OF SHELBY**

Deed Tax: \$156.00

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$156,000.00 to the undersigned Grantor(s), the Estate of Rose McClanahan Jones, deceased, Probate Case # PR-2002-474 Shelby County, Alabama, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto Charles Erwin and Susan Erwin (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Address of Property:

2 & 8 Rich Drive

Chelsea, Alabama

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

-0- of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 28th day of August, 2006.

By:

Grantor

Grantor

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas Milton Jones Sr., as Personal Representative of the Estate of Rose McClanahan Jones, deceased, Probate Case # PR-2002-474 Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this on the 28th day of August, 2006

Commission Expires:

Notary Public STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Dec 1, 2009 BONDED THRU NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared By;

Kevin Hays, Attorney at Law 2330-A Decatur Highway Gardendale, AL 35071

Send Tax Notices To:

Charles Erwin and Susan Erwin 2 & 8 Rich Drive

Chelsea, Alabama

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EXHIBIT A

Parcel I

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 33, Township 19 South, Range 1 West, Shelby County, Alabama described as follows: Commence at the Northeast corner of said quarter – quarter section; thence run West along the North boundary line a distance of 400.0 feet to the point of beginning; thence continue West for 263.18 feet; thence South 00° 00' 22" East for a distance of 210.67 feet; thence North 89° 39' 42" East for a distance of 142.40 feet; thence South 02° 58' 04" West for a distance of 159.91 feet; thence South 00° 00' 24" East for 347.02 feet to the centerline of Rich Drive; thence South 67° 48' 47" East along Rich Drive for 32.31 feet; thence North 00° 00' 24" West for 428.80 feet; thence East for 100.00 feet; thence North 00° 04' 01" west for 300.25 feet for the point of beginning. Containing 1.82 acres more or less.

Parcel II

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 33, Township 19 South, Range 1 West, Shelby County, Alabama described as follows: Commence at the Northeast corner of said quarter – quarter section; thence run West along the North boundary line a distance of 663.18 feet; thence South 00° 00' 22" East for a distance of 210.67 feet to the point of beginning; thence North 89° 39' 42" East for a distance of 142.40 feet; thence South 02° 58' 04" West for a distance of 159.91 feet; thence South 00° 00' 00" West for 133.18 feet; thence North 00° 00' 22" West for 158.85 feet; to the point of beginning. Containing 0.50 acres more or less.

7.5.