

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

Send Tax Notice To: E.G. Frost

225 Hwy 222  
Calera AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five Hundred Forty Two Thousand Two Hundred Fifty dollars and Zero cents (\$542,250.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, E.G. Frost, a married man; Amelia F. Lum, a single woman; Julia F. Wilson, a married woman; and Dora Grace F. Smith, a single woman, being all the heirs at law and next of kin of Lizzie Julia Jane Frost a/k/a Lizzie Lowery Frost (herein referred to as grantors) do grant, bargain, sell and convey unto E.G. Frost and Norma Frost (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 .

\$183,750.00 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 hereunto set our hands and seals, this 30th day of August, 2006.

\_\_\_\_\_  
(Seal)

E. G. Frost  
E. G. Frost (Seal)

\_\_\_\_\_  
(Seal)

Amelia F. Lum  
Amelia F. Lum (Seal)

\_\_\_\_\_  
(Seal)

Julia F. Wilson  
Julia F. Wilson (Seal)

Dora Grace F. Smith  
Dora Grace F. Smith (Seal)

STATE OF ALABAMA

}

General Acknowledgment

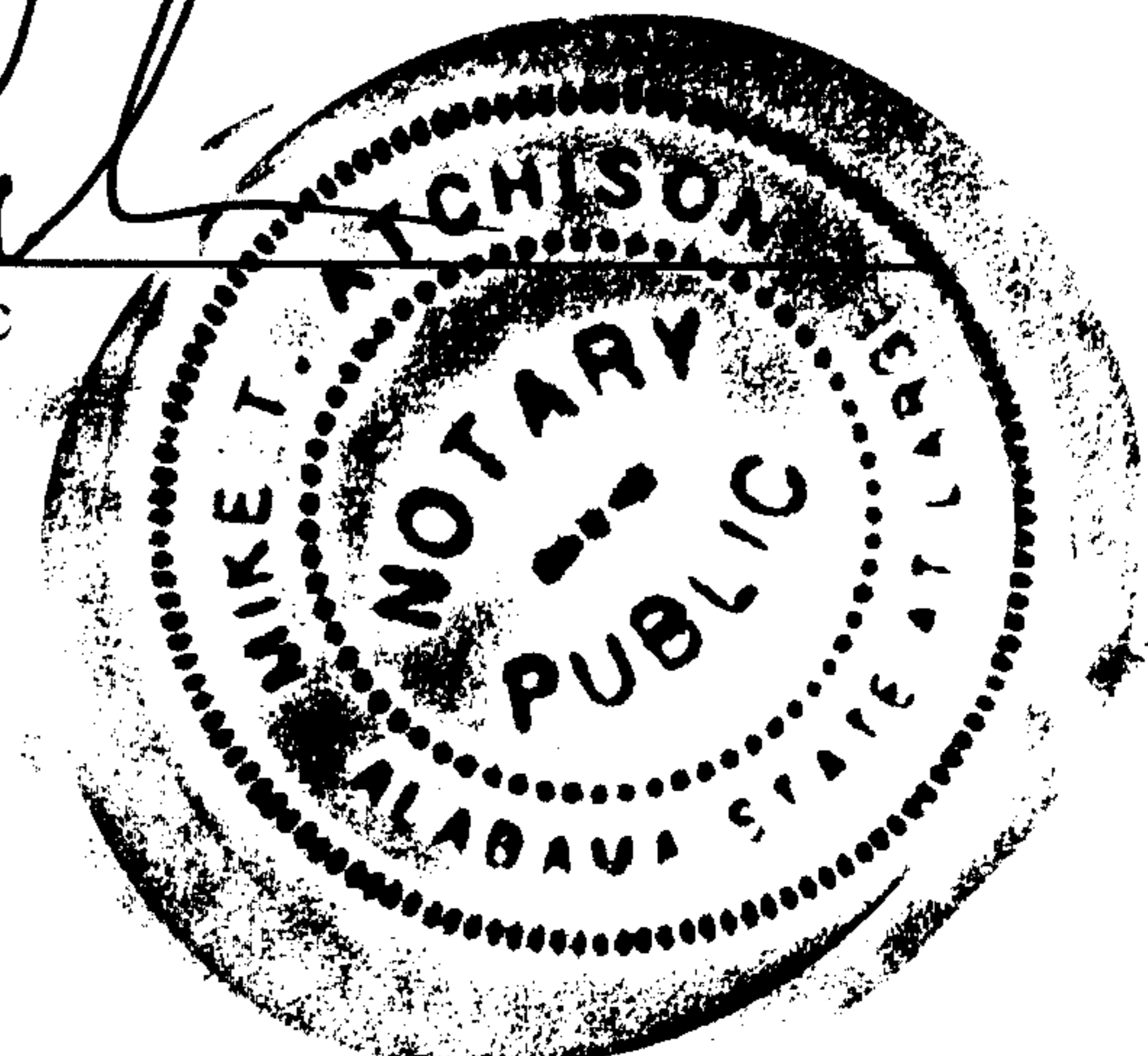
SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for said County, in said State, hereby certify that E.G. Frost, a married man; Amelia F. Lum, a single woman; Julia F. Wilson, a married woman; and Dora Grace F. Smith, a single woman, being all the heirs at law and next of kin of Lizzie Julia Jane Frost a/k/a Lizzie Lowery Frost 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 30th day of August, 2006.

My commission expires:

Michael T. Atchison  
Michael T. Atchison, Notary Public



## EXHIBIT A

  
20060908000444010 2/2 \$376.50  
Shelby Cnty Judge of Probate, AL  
09/08/2006 09:36:04AM FILED/CERT

### PARCEL 1:

The NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , except the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; W  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , except the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 13, Township 22 South, Range 3 West, Shelby County, Alabama.

The E  $\frac{1}{2}$  of SE  $\frac{1}{4}$ , Section 14, Township 22 South, Range 3 West, Shelby County, Alabama.

### PARCEL 2:

NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 13, Township 22 South, Range 3 West, in Shelby County, Alabama.

The SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ; E  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ; W  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ; S  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ; and SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , in Section 13, Township 22 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT: property sold to Tommy Joe Sanders and Nena Frost Sanders, as shown in deed recorded in Deed Book 348, Page 49, in Probate Office of Shelby County, Alabama.