20060911000446870 1/2 \$154.00 Shelby Cnty Judge of Probate, AL 09/11/2006 09:45:48AM FILED/CERT

Send tax notice to: Darrell Allen Donna Allen 300 Highway 42 Calera, AL 35040

File No.: 06-1444

STATE OF ALABAMA JEFFERSON COUNTY This instrument prepared by:
Kreps Law Firm, LLC
Joseph C. Kreps
Attorney at Law
1932 Laurel Road, Suite 1-E
Birmingham, AL 35216

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thousand and No/100 Dollars (\$400,000.00), in hand paid to the undersigned, JEFFREY LEE WASHINGTON AND AMY HOPE WASHINGTON, HUSBAND AND WIFE, (hereinafter referred to as the "Grantor") by DARRELL ALLEN AND DONNA ALLEN, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 2 OF JEWELL'S SUBDIVISION AS RECORDED IN MAP BOOK 19, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.

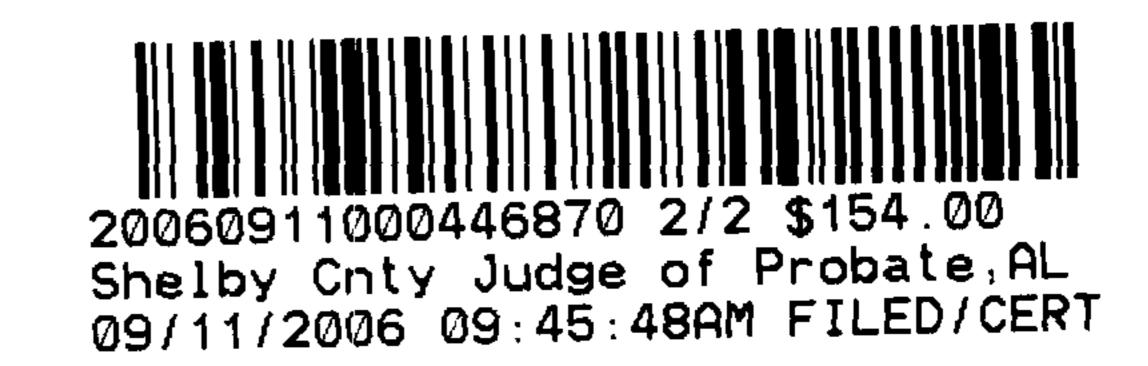
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.

Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

(\$260,000.00 of the purchase price was paid from mortgage loans closed simultaneously with delivery of this deed.)

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 15TH day of

August, 2006

AMY HOPE WASHINGTON

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said state and county, hereby certify that JEFFREY LEE WASHINGTON AND AMY HOPE WASHINGTON, HUSBAND AND WIFE, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15TH day of August, 2006.

Notary Public

[NOTARIAL SEAL]

My Commission expires: 3-6-07

Shelby County, AL 09/11/2006 State of Alabama

Deed Tax:\$140.00