

Send tax notice to:
Jeffrey Lee Washington
Amy Hope Washington
7535 Highway 47
Shelby, AL 35143

File No.: 06-1435

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 One Hundred Twenty Thousand and No/100 Dollars (\$120,000.00), in hand paid to the undersigned, **DORSEY CLARK WALKER AND WILLIAM FLYNN WALKER BY HIS ATTORNEY IN FACT, MICHAEL G. WALKER, WIFE AND HUSBAND**, (hereinafter referred to as the "Grantor") by **JEFFREY LEE WASHINGTON AND AMY HOPE WASHINGTON**, (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:

SEE ATTACHED EXHIBIT "A"

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

(\$120,000.00 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.

20060911000446990 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/11/2006 10:07:05AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 15TH day of
August, 2006

Dorsey Clark Walker
DORSEY CLARK WALKER

William Flynn Walker, by his attorney in fact Michael G Walker
WILLIAM FLYNN WALKER BY HIS
ATTORNEY IN FACT MICHAEL G.
WALKER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said state and county, hereby certify that DORSEY CLARK WALKER AND WILLIAM FLYNN WALKER BY HIS ATTORNEY IN FACT, MICHAEL G. WALKER, WIFE AND HUSBAND, 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.

[Signature]
Notary Public

My Commission expires: 3-6-07

[NOTARIAL SEAL]

EXHIBIT "A"

The following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast ¼ of Section 9 and in the Southwest ¼ of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama; described as follows:

Commence at the Southwest corner of said Section 10, thence run East along the South section line 304.36 feet to the point of beginning; thence continue last course 1015.90 feet; thence turn left 88°23'27" and run North 1326.87 feet, thence turn right 00°09'09" and continue North 414.31 feet; thence turn left 00°01'09" and continue North 931.00 feet, thence turn left 126°09'00" and run Southwest 1144.69 feet; thence turn right 19°22'25" and continue Southwest 817.44 feet, thence turn left 45°26'44" and run Southwest 89.44 feet, thence turn left 73°54'42" and run Southeast 698.80 feet; thence turn right 90°00'00" and run Southwest 880.00 feet to a point on the Northeast right of way of Shelby County Highway #47, thence turn left 90°00'00" and run Southeast along said right of way 75.89 feet, thence turn left 00°02'43" and continue Southeast along said right of way 580.87 feet, thence turn left 86°13'27" and run Northeast 257.70 feet, thence turn right 94°42'19" and run Southeast 375.87 feet to the point of beginning.

Less and Except:

Commence at the Southwest corner of Section 10, Township 24 North, Range 15 East, thence run North 90°00'00" East a distance of 304.36 feet to a point; thence run North 35°56'08" West for a distance of 375.87 feet to a point; said point being the point of beginning; thence run South 49°21'33" West for a distance of 257.74 feet to a point; thence run North 44°24'51" West for a distance of 612.38 feet to a point; thence run North 44°21'56" West for a distance of 31.51 feet to a point; thence run North 61°45'18" East for a distance of 631.85 feet to a point; thence run South 40°06'16" East for a distance of 475.88 feet to a point; thence run South 49°21'34" West for a distance of 314.47 feet to a point; said point being the point of beginning.