

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

Deed Tax: \$39.00

SEND TAX NOTICE TO:

Billy G. Hunt, Sr. and Patsy M. Hunt 207 Coral Circle Alabaster, Alabama 35007

This instrument was prepared by Gregory Wayne Lee Lee & McClelland, LLC. P.O. Box 430222 Birmingham, Alabama 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Thirty Six Thousand Nine Hundred Dollars and No/100 Dollars (\$136,900.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Joseph T. Rosso, and wife Lynda J. Rosso

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Billy G. Hunt, Sr. and Patsy M. Hunt, husband and wife

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 47, IN BLOCK 2, ACCORDING TO THE AMENDED MAP OF BERMUDA LAKE ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 88, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2006 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 10, Page 88.

\$ 98,300.00 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 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this September 5, 2006.

	(Seal)	Joseph T. Rosso	(Seal)
	(Seal)	Lynda J. Rosso	(Seal)
STATE OF ALABAMA			

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph T. Rosso and wife, Lynda J. Rosso, whose name(s) was (were) signed to the foregoing conveyance, and who is (ere) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conten executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2006.

My Commission Expires:

PHBV

WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP Closers' Choice