THE PURCHASE OF THE HEREIN DESCRIBED PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY
THE PROCEEDS OF A PURCHASE MONEY MORIGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

STATE OF ALABAMA

WARRANTY DEED

20060919000464120 1/2 \$33.00 Shelby Cnty Judge of Probate, AL 09/19/2006 11:58:22AM FILED/CERT

SHELBY COUNTY

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty Nine Thousand and NO/100 (\$189,000.00) Dollars and other good and valuable consideration to the undersigned, Joseph J. Stanbridge and wife Paula B. Stanbridge referred to as Grantor(s), in hand paid by John Wayne Mauk and wife, Barrie S. Mauk, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor(s) do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

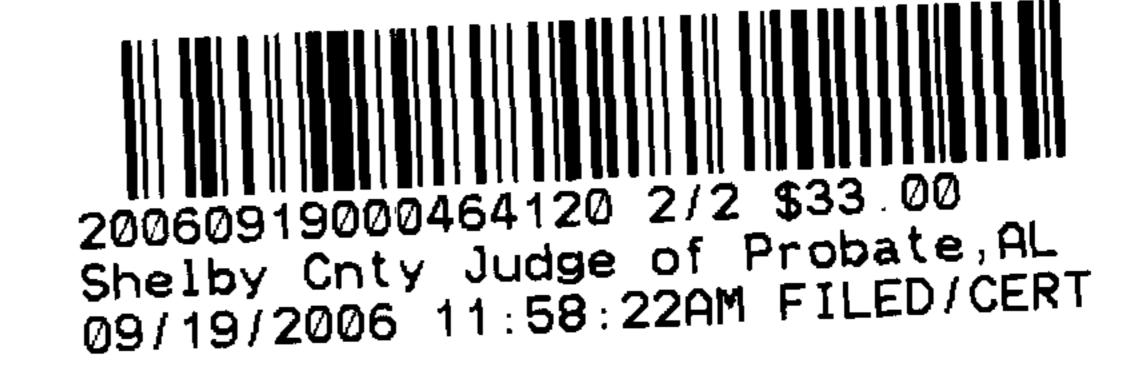
Lot 46, Deer Springs Estates, First Addition, as shown in Map recorded in Map Book 5, page 55, in the Probate Office of Shelby County, Alabama, and all that part of Lot 45 of Deer Springs Estates First Addition as shown in Map recorded in Map Book 5, page 55, in the Probate Office of Shelby County, Alabama with the exception of the following part thereof:

Begin at the Northern corner of Lot 45 (which said point is also the Northwestern corner of Lot 46) and run thence Southeasterly along the boundary line between Lot 45 and 46 a distance of 100 feet to a point; thence turn to the right and run Southwesterly parallel with the Northwesterly boundary of said Lot 45 a distance of 102.0 feet, more or less, to a point on the Southwestern boundary of said Lot 45; thence turn to the right and run Northwesterly along the Southwestern boundary of said Lot 45 a distance of 100 feet to a point; thence turn to the right and run Northeasterly along the Northwestern boundary of said Lot 45 a distance of 102.0 feet to the point of beginning, being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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 Grantee does not survive

Graham Mitchell



the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF,	the Grant	ors have	hereunto	set their hands
IN WITNESS WHEREOF, and seals this the	84	_day of	dent	

Paula B. Stanbridge

Shelby County, AL 09/19/2006 State of Alabama

Deed Tax: \$19.00

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, in and for said County, in said State, hereby certify that Joseph J. Stanbridge and wife, Paula B. Stanbridge whose name is/are signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of this instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2006.

NOTARY PUBLIC

My Commission Expires: 9/10)

This document prepared by:

Gregory S. Graham Mitchell & Graham, P.C. P. O. Drawer 307 Childersburg, Alabama 35044

Please send tax notice to: John Wayne Mauk

