

This instrument was prepared by:
✓ Shelby County Abstract & Title Co., Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Sherman Humphries
365 McGowan Road
Wilsonville, AL 35186

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 Thousand dollars and Zero cents (\$100,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Ethel Laura Mooney, a single woman, individually and as Personal Representative of The Estate of Thomas W. Mooney, Probate Case No. PR#2003-000548, Shelby County, Alabama (herein referred to as grantors) do grant, bargain, sell and convey unto Luther S. Humphries and Diane F. Humphries (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1 according to survey of Hill Subdivision, as recorded in Map Book 3, Page 142, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 2006. Constitutes no part of the homestead of the grantor or spouse.

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.

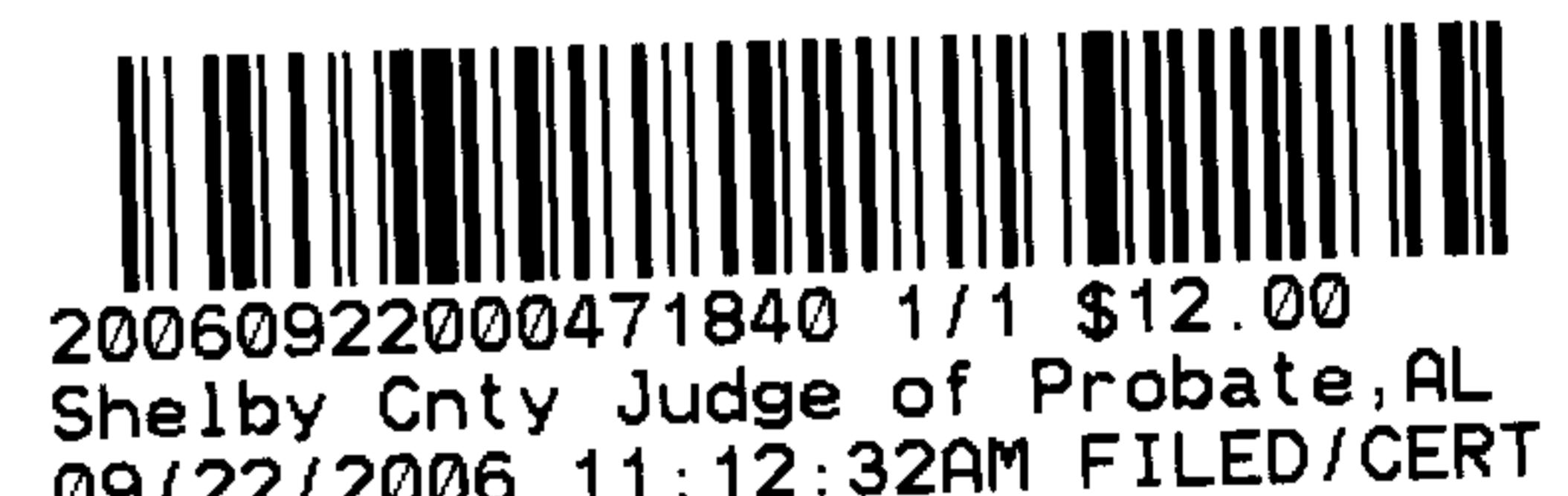
(\$80,000.00) of the purchase price was paid from the proceeds of a first mortgage loan closed simultaneously herewith.

(\$20,000.00) of the purchase price was paid from the proceeds of a second mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8th day of September, 2006.

(Seal)

Ethel Laura Mooney _____
(Seal)
Ethel Laura Mooney, individually and as Personal
Representative of The Estate of Thomas W.
Mooney, Probate Case No. PR#2003-000548,
Shelby County, Alabama



STATE OF ALABAMA

}
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ethel Laura Mooney, individually and as Personal Representative of The Estate of Thomas W. Mooney, Probate Case No. PR#2003-000548, Shelby County, Alabama whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, 2006.

[Handwritten signature]
Notary Public
My Commission Expires: 10/16/08

