Shelby Cnty Judge of Probate, AL 09/22/2006 01:45:30PM FILED/CERT

THIS INSTRUMENT PREPARED BY: James J. Odom, Jr. P.O. Box 11244 Birmingham, AL 35202-1244 (NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO: Danny N. Isbell, Jr. and Lesia Isbell 1625 Deer Springs Road Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirty-FIve Thousand and No/100 Dollars (\$35,000.00), and other good and valuable consideration, paid to the undersigned grantors, Jack A. McGuire, Sr. and wife, Ann E. McGuire ("Grantors"), by Danny N. Isbell, Jr. and Lesia Isbell ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, 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 (the "Premises"), to-wit:

Lot 73, according to the Survey of Deer Springs Estates, First Addition, as recorded in Map Book 5, at Page 55, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Title to minerals underlying caption lands with mining rights and privileges belonging thereto; (3) Easements, restrictions and rights-of-way of record.

\$32,000.00 of the purchase price recited herein was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the 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 Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the Premises as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons. Shelby County, AL 09/22/2006 State of Alabama

Deed Tax: \$3.00

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 15th day of September, 2006.

WITNESS:/	Jack A. McGuire, Sr.
	Jack A. McGuire, Sr.
	Ann E. McGuire

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire, Sr. and wife, Ann E. McGuire, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of September, 2006.

Notary Public

My Commission Expires: 07/14/2007