

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

Send Tax Notice To: Paul Lutz
1201 Hwy 93
Helena Ala. 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20061009000499960 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
10/09/2006 04:09:13PM FILED/CERT

That in consideration of One Hundred Ten Thousand dollars and Zero cents (\$110,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rodger Hutto, a single man and Tom Edwards, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Paul Lutz and Joyce Lutz (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2006.
Constitutes no part of the homestead of grantors or spouses.

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.

(\$85,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of September, 2006.

(Seal) Rodger Hutto (Seal)
Rodger Hutto

(Seal) Tom Edwards (Seal)
Tom Edwards

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

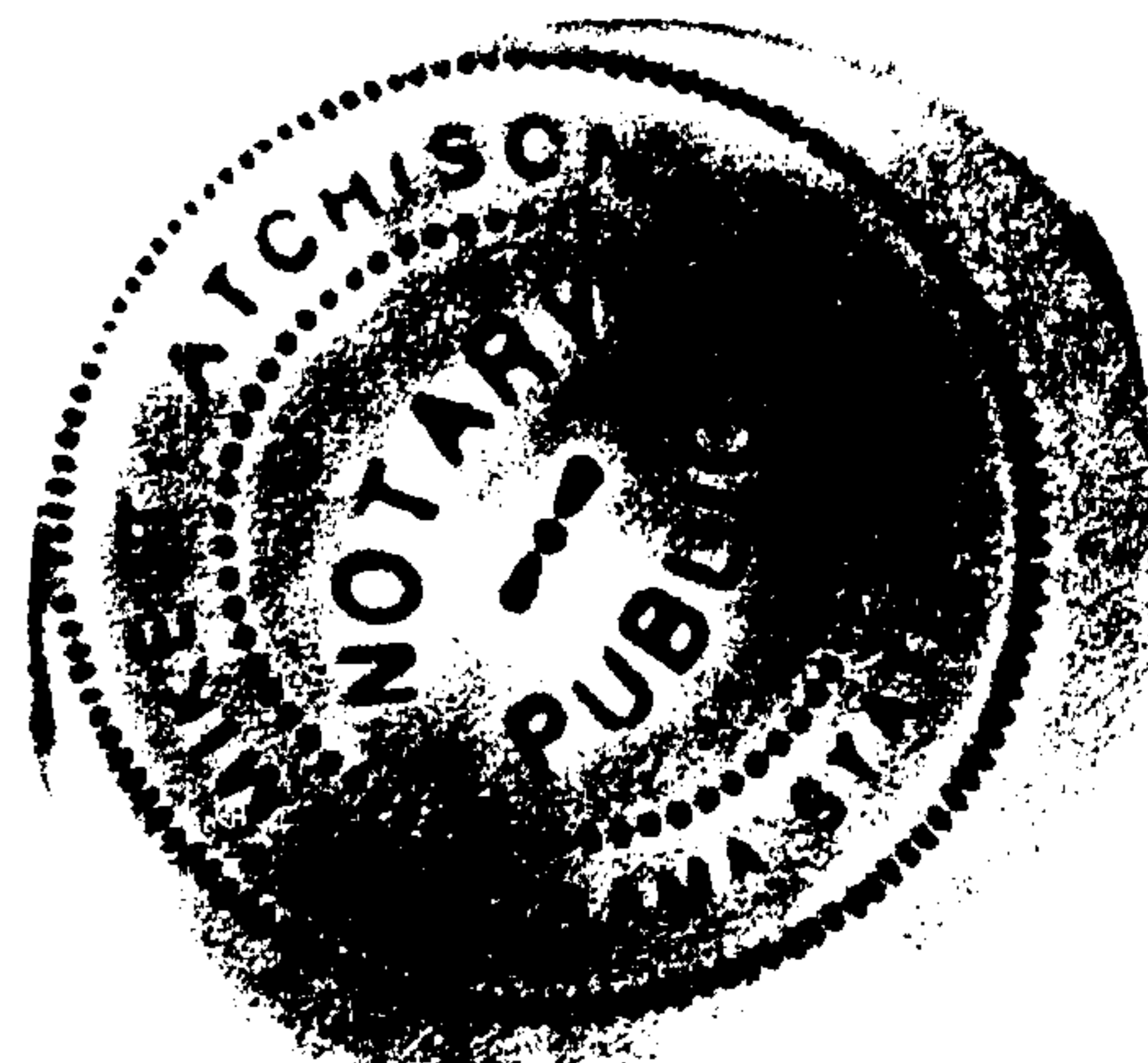
} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rodger Hutto and Tom Edwards 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 official seal this 29th day of September, 2006.

[Signature]
Notary Public
My Commission Expire: 10/16/08





20061009000499960 2/2 \$39.00
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EXHIBIT A

A parcel of land situated in the SW ¼ of the SE ¼ of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW corner of above said ¼-1/4, said point being the POINT OF BEGINNING; thence North 00 degrees 32 minutes 05 seconds West, a distance of 399.98 feet to the southerly R.O.W. line of Heart of Dixie Railroad, 50 foot R.O.W.; thence south 88 degrees 16 minutes 58 seconds East and along said R.O.W. line, a distance of 470.00 feet to a point on the westerly R.O.W. line of Church Street, 70 foot R.O.W.; thence South 07 degrees 18 minutes 31 seconds East, leaving said railroad R.O.W. and along said Church Street R.O.W. line, a distance of 159.37 feet; thence South 72 degrees 08 minutes 51 seconds West and leaving said R.O.W. Line, a distance of 297.71 feet; thence South 11 degrees 08 minutes 25 seconds East, a distance of 125.00 feet; thence South 86 degrees 30 minutes 00 seconds West, a distance of 227.53 feet to the POINT OF BEGINNING.

Situated in Shelby County, Alabama.

Shelby County, AL 10/09/2006
State of Alabama

Deed Tax: \$25.00