20061102000540850 1/2 \$64.00 Shelby Cnty Judge of Probate, AL 11/02/2006 01:37:49PM FILED/CERT

Send tax notice to: Michael W. Callens Cassandra W. Callens 120 Hidden Pkwy Pelham, AL 35124

File No.: 06-1532

STATE OF ALABAMA JEFFERSON COUNTY This instrument prepared by:
Kreps Law Firm, LLC
Joseph C. Kreps
Attorney at Law
1932 Laurel Road, Suite 1-E
Birmingham, AL 35216

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Thousand and No/100 Dollars (\$130,000.00), in hand paid to the undersigned, JONATHAN E. REARDEN AND JENNIFER W. REARDEN, HUSBAND AND WIFE, (hereinafter referred to as the "Grantor") by MICHAEL W. CALLENS AND CASSANDRA W. CALLENS, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 11, according to the Survey of Phase One, Hidden Creek III, as recorded in Map Book 26, page 13, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.

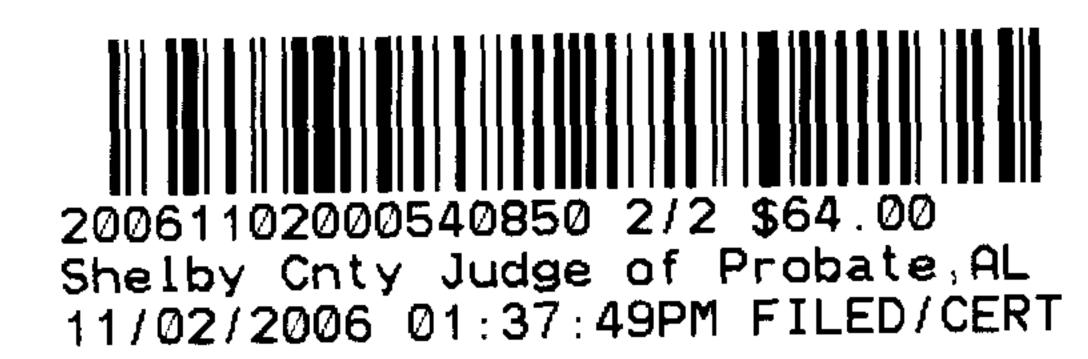
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.

Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

(\$80,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 30TH day of October, 2006

Josephan G. Road JONATHAN E. REARDEN JENNIFER W. REARDEN

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said state and county, hereby certify that JONATHAN E. REARDEN AND JENNIFER W. REARDEN, HUSBAND AND WIFE, whose name IS signed to the foregoing instrument and who IS known to me, acknowledged before me on this day that, being informed of the contents of the instrument, SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30TH day of October, 2006.

Notary Public

[NOTARIAL SEAL]

My Commission expires: 3-6-07

Shelby County, AL 11/02/2006 State of Alabama

Deed Tax: \$50.00