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

Send Tax Notice To:

Cyrus B., III & Linda S. Fulton P.O. BOX 177
Columbiana, AL 35051
Shellin AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

20061113000555390 1/2 \$49.00 Shelby Cnty Judge of Probate, AL 11/13/2006 03:02:18PM FILED/CERT

SHELBY COUNTY

That in consideration of Thirty Five Thousand dollars and Zero cents (\$35,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bret A. Zabransky and wife, Paula R. Zabransky (herein referred to as grantors) do grant, bargain, sell and convey unto Cyrus B. Fulton III and Linda S. Fulton (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 and subsequent years, easements, restrictions, rights of way, and permits of record

This property constitutes no part of the household of the grantor, or of his spouse.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of October, 2006.

	(Seal)	Bret A. Zabrarsky	(Seal)
	(Seal)	Paula R. Zabransky	(Seal)
	(Seal)		(Seal)
			(Seal)
STATE OF ALABAMA			
		General Acknowledgment	

SHELBY COUNTY

I, MICHAEL T. ATCHISON, a Notary Public in and for said County, in said State, hereby certify that Bret A. Zabransky and wife, Paula R. Zabransky 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.

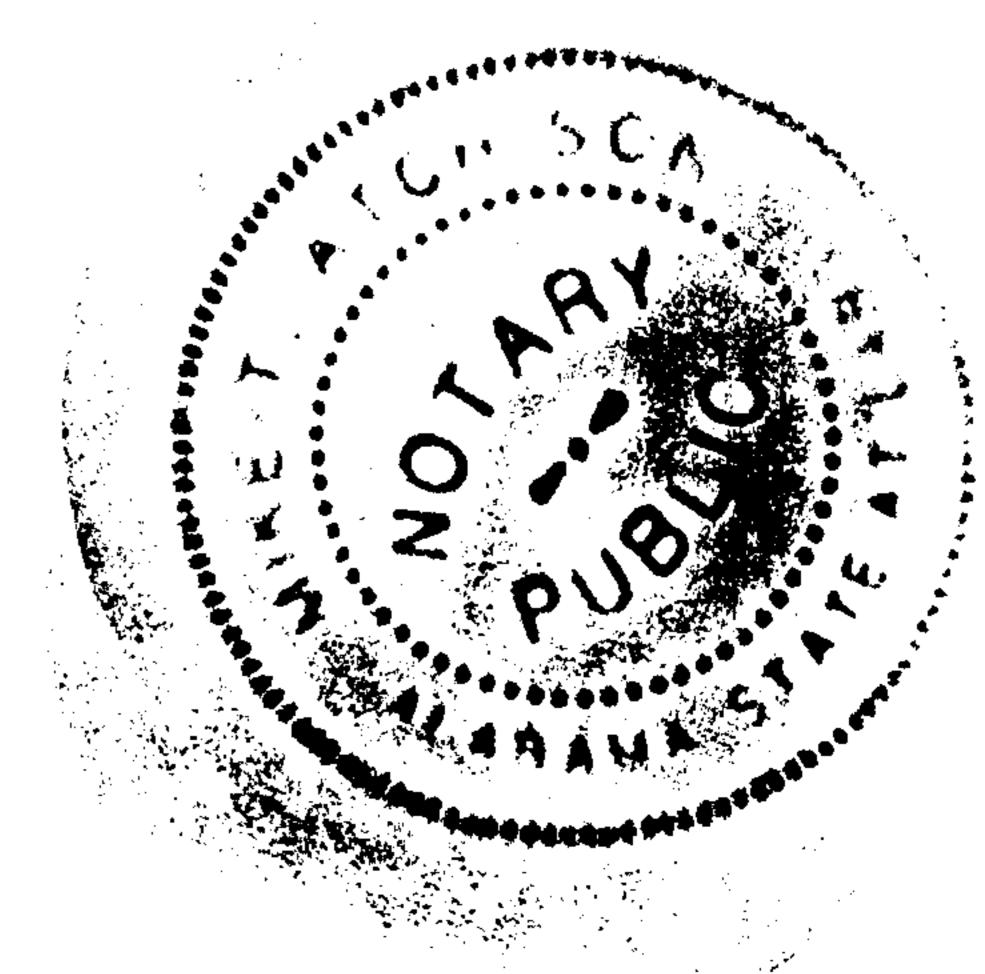
Given under my hand and official seal this 31st day of October, 2006.

MICHAEL T. ATCHISON, Notary Public My Commission Expires: 10-16-08

My Commission Expires: 10-10-00

Shelby County, AL 11/13/2006 State of Alabama

Deed Tax: \$35.00



20061113000555390 2/2 \$49.00 Shelby Cnty Judge of Probate, AL 11/13/2006 03:02:18PM FILED/CERT

EXHIBIT A

Commence at the Southwest corner of the Southwest quarter of the Northwest quarter of Section 19, Township 21 South, Range 1 East and run Northerly along the west line of said 1/4-1/4 section 495.44 feet to a point where the north line of the Hylott Armstrong lot crosses the said west line of the said Southwest quarter of the Northwest quarter which point is the point of beginning of the property herein conveyed and marked by an iron pipe which point is also the Northeast corner of Lot #12 of the Highlands Subdivision; thence continue northerly along said west line 484.60 feet, more or less, to the south right of way line of North Highland Drive; thence turn an angle to the right of 88 degrees 45 minutes 30 seconds and run easterly and parallel with the south line of said section 450.0 feet to a point; thence turn an angle to the right of 91 degrees 14 minutes 30 seconds and run southerly and parallel to the west line of said 1/4-1/4 section 484.60 feet, more or less, to a point 100.0 feet east of the Northeast corner of said Hylott Armstrong lot on an extension of the north line of said lot; thence turn an angle of 88 degrees 45 minutes 30 seconds to the right and run westerly along said north line and the extension thereof and parallel to the south line of said 1/4-1/4 section 450.0 feet, more or less, to the point of beginning, and being a part of the Southwest quarter of the Northwest quarter of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama.