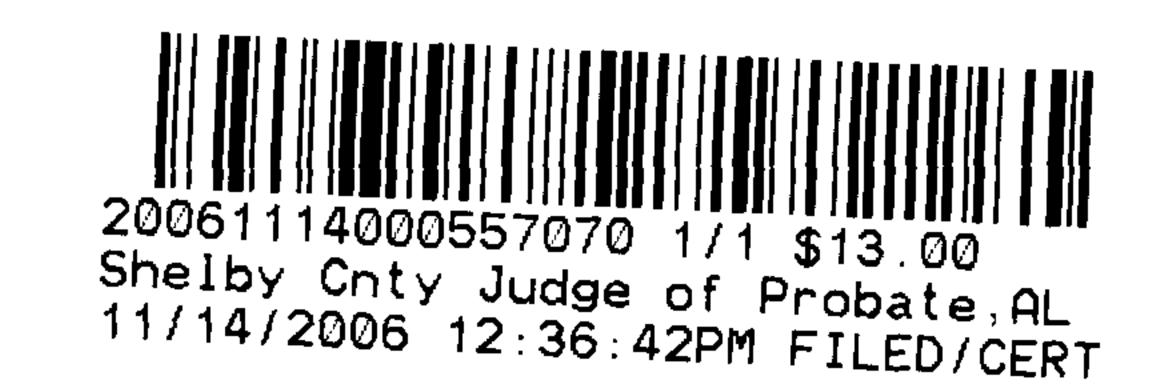
This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243



Send Tax Notice To: Kerry & Lindi Ernst 153 Winwood Circle Alabaster, AL 35007

WARRANTY DEED

Joint Tenants With Right of Survivorship

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Three Hundred Four Thousand and 00/100 Dollars (\$304,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

Claudia H. Maxwell and Hugh Francis Maxwell, Jr., Wife and Husband (herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Kerry T. Ernst and Lindi M. Ernst

(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 14, ACCORDING TO THE SURVEY OF WINDY OAKS, PHASE 3, AS RECORDED IN MAP BOOK 15, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

CLAUDIA H. MAXWELL IS ONE AND THE SAME AS CLAUDIA H. BURCHFIELD

Subject to:

(1) all mineral mining rights not owned by the Grantors, and;

(2) all easements, rights-of-way, restrictions covenants and encumbrances of record.

\$243,200.00 of the consideration was paid from a mortgage loan closed simultaneously herewith. \$60,255.68 Of the consideration was paid from a mortgage loan closed simultaneously herewith second to and subordinate to the first mortgage

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 set our hands and seals, this 31st day of October, 2006.

Shelby County, AL 11/14/2006 State of Alabama

State of Alabama

Deed Tax:\$1.00

Claudia H. Maxwell

Hugh Francis Maxwell, Jr.

STATE OF ALABAMA

COUNTY OF JEFFERSON }

388

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claudia H. Maxwell and Hugh Francis Maxwell, Jr. 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.

Notary Public – R. Timothy Estes My Commission Expires: 07/11/07