

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Shelby County, AL 12/06/2006 State of Alabama

Deed Tax: \$152.50

Send Tax Notice To: Kearney D. Hutsler, III and Paula Hutsler 5027 Applecross Road Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Fifty-Two Thousand Four Hundred Fifty and 00/100 (\$352,450.00), and other good and valuable consideration, this day in hand paid to the undersigned Christina G. Bishop, and husband, Mark Bishop, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Kearney D. Hutsler, Ill and Paula Hutsler, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1, Block 7, according to the Survey of Applecross, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama.

Less and except that part sold in Volume 324, Page 40, more particularly described as follows: Begin at the Northeast corner of said Lot 1, Block 7; thence Southerly along the Easterly line of said Lot 1, Block 7, for 93.43 feet; thence 132 degrees 24 minutes 21 seconds right and run Northwesterly for 83.20 feet to a point on the Southerly right of way line of Applecross Road, said point being on a curve to the right, having a central angle of 32 degrees 06 minutes 10 seconds and a radius of 130.00 feet; thence 106 degrees 18 minutes 44 seconds right to the chord of said Curve and run Northeasterly along the Arc of said Curve for 72.84 feet to the point of beginning.

Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

\$200,000.00of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 29th day of November, 2006.

Christina G. Bishop

Mark Bishop

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Christina G. Bishop, and husband, Mark Bishop, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal-this the 29th day of November, 2006.

NOTARY PUBLIC

My Commission Expires:

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