


This Instrument was prepared by:
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3145 Green Valley Road, Birmingham, AL 35243
205.977-2888

Please send tax notice to: Paul T. Zielinski & Teresa L. Johnson
413 Heathersage Road
Maylene, AL 35114

STATUTORY WARRANTY DEED


20061215000611680 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
12/15/2006 12:13:20PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of two hundred sixty one thousand three hundred and no/100, dollars (\$261,300.00),

to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged,

Arthur Howard Homes, Inc.

(herein referred to as grantor), does grant, bargain, sell and convey unto

Paul T. Zielinski and Teresa L. Johnson

(herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 8, according to the Survey of Lacey's Grove Phase I as recorded in Map Book 35, page 137 in the Probate Office of Shelby County, Alabama.

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, if any, of record.

\$267,571.00 of the consideration herein was derived from a mortgage with Mortgage Research Center, LLC closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantees, for and during their joint lives as joint tenants 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, together with every contingent remainder and right of reversion.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Arthur Howard Homes, Inc., by Arthur W. Howard, its, President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of December, 2006.

Arthur Howard Homes, Inc., an Alabama Corporation

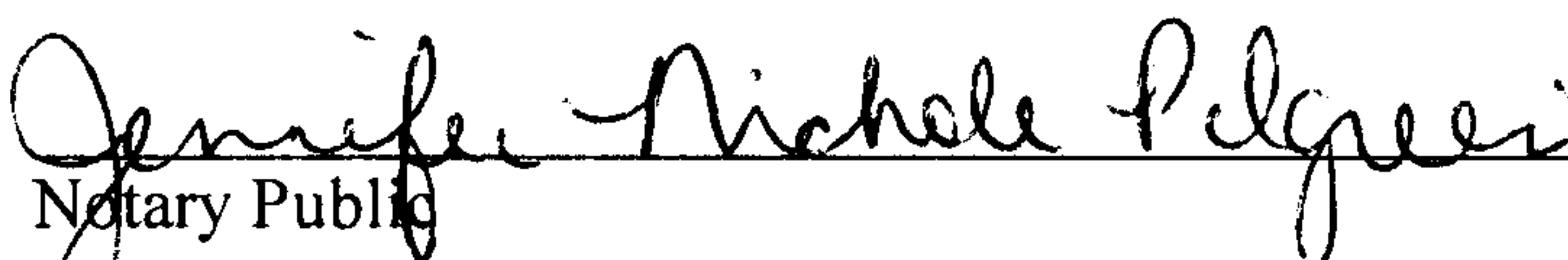
By:  (SEAL)
By: Arthur W. Howard
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

Corporation Acknowledgment

I, Jennifer Nichole Pilgreen the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur W. Howard, whose name as President of Arthur Howard Homes, Inc. an Alabama Corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing, Arthur W. Howard as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 13th day of December, 2006.


Notary Public

My Commission Expires: 4/01/06