This instrument was prepared by: Stuart J. Garner, LLC 2012 Lancaster Road Homewood, AL 35209

Send Tax Notice To:

Gary R. Stevens & Janet R. Stevens

312 Willow Crest Lane Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

20061218000613300 1/1 \$141.00 Shelby Cnty Judge of Probate, AL 12/18/2006 09:13:55AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Thirty Five Thousand dollars and Zero cents (\$235,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Carolyn V. Thompson, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto Gary R. Stevens and Janet R. Stevens, husband and wife (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 1, Block 1, according to the amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad Valorem taxes for the year 2007, which are a lien not yet due and payable.
- 2. Restrictions, covenants and conditions as set out in Instrument(s) recorded in Real 160, Page 495, and in the Declaration of Protective Covenants of Southlake Crest as recorded in #1993-30195, Inst. #1993-40742 and Instr. #1993-40743, Articles of Incorporation as recorded as Inst #1993-30196, and By-Laws as recorded as Inst. #1993-30196 and Inst. #1993-22812.
- 3. Transmission Line Permits to Alabama Power Company in Deed Book 129, Page 572 and Deed Book 219, Page 734.
- 4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunites relating thereto, including rights set out in Deed Book 121, Page 294.
- 5. Restrictions for land use as set out in Real 160, Page 492.
- 6. Easements to Alabama Power Company as shown by Real 142, Page 184 and Real 149, Page 12.
- 7. Restrictions, limitations and conditions in Map Book 19, Page 14.

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.

\$105,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

| IN WITNESS WHEREOF, I have hereunto | set my hand an | d seal, this 8th day of December, 2006 | 5. |
|--|----------------|--|--------------|
| Shelby County, AL 12/18/2006 State of Alabama | (Seal) | Carolin Dit | Losuposeas / |
| Deed Tax:\$130.00 | | Carolyn V. Thompson | |
| | | | |

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, Stuart J. Garner, a Notary Public in and for said County, in said State, hereby certify that Carolyn V. Thompson, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2006/

Stuart J. Garner, Notary Public

My Commission Expires: 1/28/2006