\$195,000 of the Dwelse Price was Pl. from the Proceeds of a Mortgage Loan clased Similtaneously howevith.

THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, AI 35238

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

200701030000000310 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 01/03/2007 09:55:32AM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Ninty Five Thousand and no Dollars 00/100, (\$195,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BRENDA BAILEY, AN UNMARRIED WOMAN, (hereinafter called "Grantors") do hereby GRANT, BARGAIN, SELL AND CONVEY unto CHRISTOPHER R. HAGEMAN AND ASHLEY E. HAGEMAN, HUSBAND AND WIFE as Joint Tenants with Right of Survivorship (hereinafter called "Grantee"), the following described real estate, situated in SHELBY County, Alabama, to-wit:

## See attached copy of Schedule A Legal Description:

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

1. Taxes due October 1, 2006.

**TO HAVE AND TO HOLD** to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor does individually and for the heirs, executors and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this the 21<sup>ST</sup> of DECEMBER, 2006.

BRENDA BAILEY

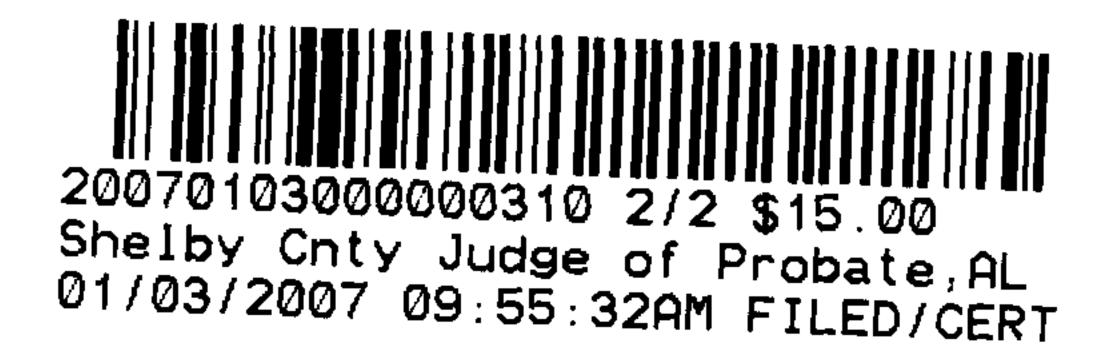
STATE OF ALABAMA
JEFFERSON COUNTY

I, a Notary Public, for the State at Large, hereby certify that **BRENDA BAILEY**, **AN UNMARRIED WOMAN**, whose name is /are signed to the foregoing Warranty Deed, and who is/are known to me,, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 21<sup>ST</sup> of DECEMBER 2006.

Notary Public: DOUGLAS H. SCOFIELD My Commission Expires: 10/07/10

(Seal)



## EXHIBIT "A" Legal Description

LOT 410, ACCORDING TO THE MAP AND SURVEY OF SILVER CREEK, SECTOR 11, PHASE I, AS RECORDED IN MAP BOOK 29, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

ADDRESS: 583 BARKLEY CIR, ALABASTER, AL 35007 TAX MAP OR

PARCEL ID NO.:23-7-25-2-002-010.000

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SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY.