

This instrument was prepared by
Paul Esco
Esco & Benson, LLC
547 South Lawrence Street
Montgomery, Alabama 36104

SEND TAX NOTICE TO:

John T. Thorne
1796 Old Field Road
Sylacauga AL 35150

SLT-700586

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

2007010400004670 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
01/04/2007 02:24:51PM FILED/CERT

me
KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One hundred eighty-two thousand five hundred ~~sixty~~ and 00/100's (\$182,500.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Mike Craft and Kira Craft, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **John T. Thorne** (herein referred to as GRANTEEs, whether one or more), the following described real estate, situated in **Shelby County, Alabama to-wit:**

See attached exhibit A.

\$167,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

SUBJECT TO:

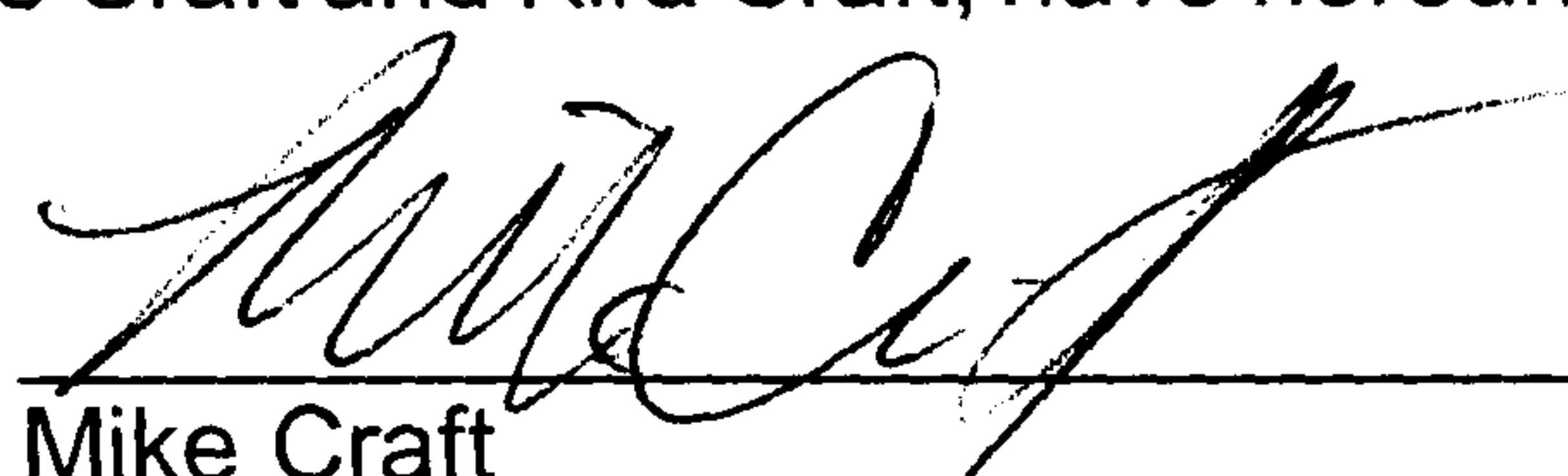
1. Subject to the taxes for the year beginning October 1, 2006, which constitute a lien, but are not yet due and payable until October 1, 2007.
2. Covenants, restrictions, reservations, easements and rights of ways, if any, heretofore imposed or record affecting Grantor's title to said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY.
THE PREPARER HAS NOT EXAMINED THE TITLE TO THE LAND AND MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.

TO HAVE AND TO HOLD to the said GRANTEEas joint tenants, with right of survivor ship, 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 said GRANTEEs, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), Mike Craft and Kira Craft, have hereunto set my (our) hand(s) and seal(s) this 29th day of December 2006.


Mike Craft (SEAL)

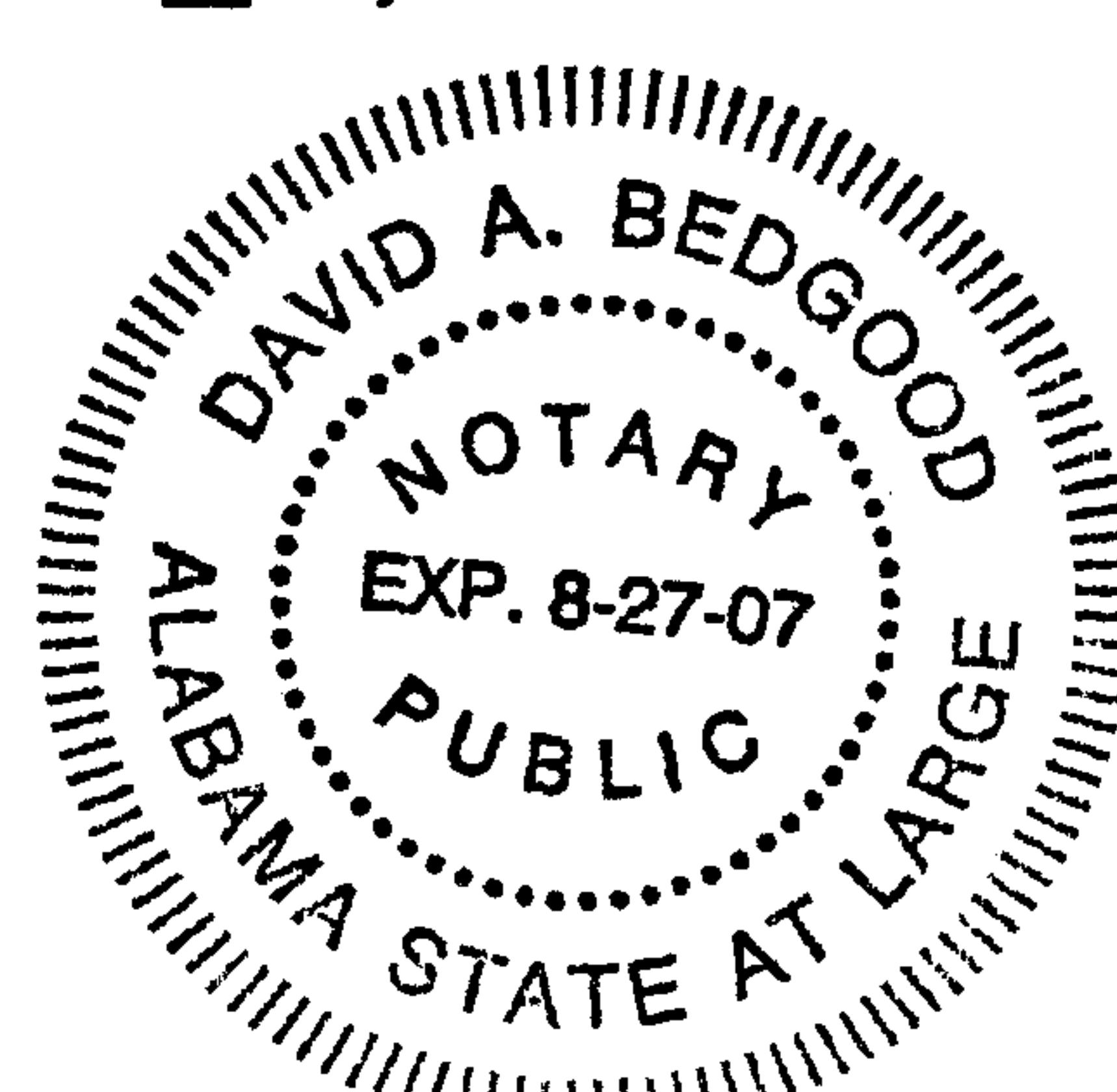
Kira Craft (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Mike Craft And Kira Craft whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/ THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December 2006.

Notary Public
My commission expires



Shelby County, AL 01/04/2007
State of Alabama

Deed Tax: \$15.00

2007010400004670 2/2 \$29.00
Shelby Cnty Judge of Probate, AL
01/04/2007 02:24:51PM FILED/CERT

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 21 A DISTANCE OF 2,685.19 FEET TO A POINT; THENCE TURN 98 DEGREES 28 MINUTES 55 SECONDS RIGHT AND RUN NORTHERLY 281.54 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 230.31 FEET TO A POINT; THENCE TURN 89 DEGREES 12 MINUTES 18 SECONDS RIGHT AND RUN EASTERLY 266.35 FEET TO A POINT ON THE WEST MARGIN OF A PUBLIC ROAD NAMED APRIL LANE; THENCE TURN 90 DEGREES 03 MINUTES 00 SECONDS RIGHT AND RUN SOUTHERLY ALONG THE SAID WEST MARGIN OF SAID APRIL LANE 235.09 FEET TO A POINT; THENCE TURN 90 DEGREES 58 MINUTES 15 SECONDS RIGHT AND RUN WESTERLY 269.38 FEET TO THE POINT OF BEGINNING.

Kris C. J.
Nic C. J.