

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to: Lee Bryant and Kathy Bryant 2240 Highway 17 Montevallo, Alabama 35115

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred thousand and** no/100 (\$200,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jennifer Meredith**, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Lee Bryant** and **Kathy Bryant** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$155,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 grantee, 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) have hereunto set my (our) hand(s) and seal(s) this 21st day of December, 2006.

Shelby County, AL 01/05/2007 State of Alabama

OTOTO OT HIERORING

Deed Tax: \$45.00

Jennifek Meredith

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Meredith**, an unmarried woman, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, 2006.

Notary Public

My Commission Expires:02-25-09

B. CHRISTOPHER BATTLES

Notary Public - Alabama, State At Large My Commission Expires 2 / 25 / 2009

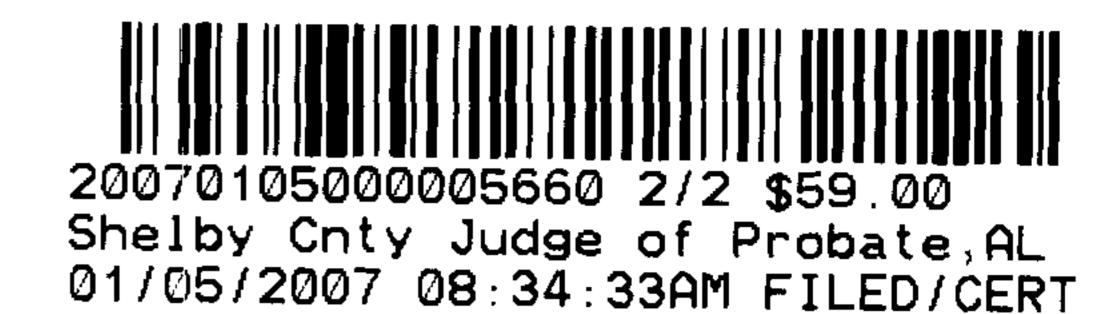


EXHIBIT "A" LEGAL DESCRIPTION

Part of the Northeast ¼ of the Northwest ¼ and part of the Southeast ¼ of the Northwest ¼ of Section 8, Township 22 South, Range 3 West in Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of the Northeast 1/2 of the Northwest 1/2 of Section 8, Township 22 South, Range 3 West; run South along the 1/2 Section line 879.10 feet to a point on the South line of dirt road, and the beginning point of subject lot; from said point thus established, continue said course along said line for 1124.2 feet to an iron pipc; run thence along a painted and blazed line North 87 degrees 46 minutes West for 501.55 feet to an axle on the East side of a stream; run thence along the East side of said stream North 00 degrees 10 minutes West for 171.08 feet; continue along the East side of said stream North 24 degrees 11 minutes East for 114.93 feet; continue along the East side of said stream North 16 degrees 58 minutes East for 145.0 feet; continue along the East side of said stream North 41 degrees 52 minutes West for 67.91 feet to an iron pin on the Easterly right of way line of Shelby County Highway No. 17; thence run along said right of way line a chord bearing and distance North 18 degrees 11 minutes East 216.10 feet; continue along said right of way line a chord bearing and distance North 11 degrees 58 minutes East for 81.20 feet; continue along said right of way line a chord bearing and distance North 18 degrees 04 minutes East for 142.6 scet; continue along said right of way line a chord bearing and distance North 28 degrees 04 minutes East for 135.15 scet; continue along said right of way line a chord bearing and distance North 37 degrees 40 minutes East for 113.0 feet; continue along said right of way line a chord bearing and distance North 43 degrees 49 minutes East for 102.55 feet to a point where said right of way line is intersected by the Southerly line of dirt road heretosore mentioned in the first part of this description; thence run a chord bearing and distance South 63 degrees 08 minutes East for 149.5 feet (arc distance along curvature of road 166.05) back to the point of beginning.

Situated in Shelby County, Alabama.