This instrument was prepared by: Shelby County Abstract & Title Co., Inc. 101 West College Columbiana, AL 35051

Send Tax Notice To:

Joseph Da Vann Johnson
630 North Harton 12d
Wilsonville Aln 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

200/0105000006480 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 01/05/2007 11:43:53AM FILED/CERT

SHELBY COUNTY

That in consideration of Fifty Thousand dollars and Zero cents (\$50,000.00) to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Phillip Stancil Handley, a marrie d referred to as grantors) do grant, bargain, sell and convey unto Joseph DaVann Johnson and Jeanie Fay Whitson (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama; thence run West along the North line of said 1/4-1/4 Section for 660.09 feet to the point of beginning; thence continue last described course for 611.43 feet to the Easterly right of way of Heaton-Jackson Road; thence 106 degrees 16 minutes left run along said right of way for 159.07 feet; thence 88 degrees 48 minutes 40 seconds left run 587.08 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated April 18, 1986.

Subject to taxes for 2006.

Constitutes no part of the homestead of the grantor or grantors spouse.

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.

(\$50,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1st day of December, 2006.

	(Seal)	Phillip Stancil Handley	(Seal)
	(Seal)		(Seal)
	(Seal)		(Seal)
			(Seal)
STATE OF ALABAMA			
COUNTY OF SHELBY		General Acknowledgment	

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip Stancil Handley 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 1<sup>st</sup> day of December, 2006.

Notary Public

My Commission Expires: 10/16/08