

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:


Alison Page
Nigel P. Page

30 Swift Ann Lane
Chalsea, AL 35047

WARRANTY DEED, WITH JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED NINETY NINE THOUSAND DOLLARS (199,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **MARK OWENS AND LISA OWENS, A MARRIED COUPLE** grant, bargain, sell and convey unto ALISON PAGE AND NIGEL P. PAGE, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION


2007010500006560 1/2 \$86.00
Shelby Cnty Judge of Probate, AL
01/05/2007 12:28:44PM FILED/CERT

Situated in Shelby County, Alabama.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$ 127,000.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$ 0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

And I, (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs, and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances **TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever. unless otherwise noted above.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of December, 2006.


MARK OWENS


LISA OWENS

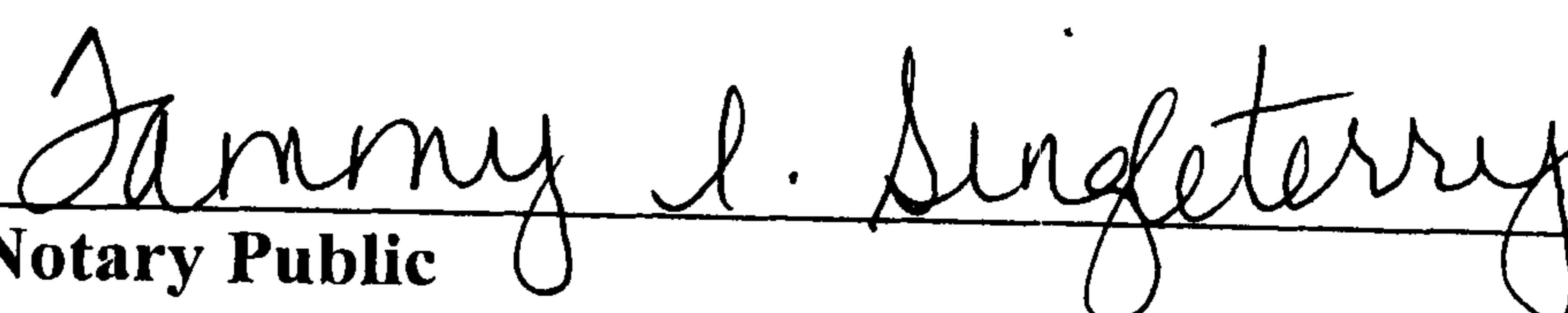
STATE OF ALABAMA
COUNTY OF SHELBY

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

Deed Tax: \$72.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mark Owens and Lisa Owens**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of November, 2006


Notary Public

My Commission Expires: 4-26-08



File No.: S-06-15362



20070105000006560 2/2 \$86.00
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EXHIBIT A

Lot 3, according to the Map of Yellowleaf Ridge Estates, as recorded in Map Book 18, Page 127, in the Probate Office of Shelby County, Alabama.