

This instrument was prepared by: HARRY W. GAMBLE

105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to: 317 Forest Hills Lane Alabaster, Alabama 35007

STATE OF ALABAMA COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETY EIGHT THOUSAND AND NO/100 DOLLARS (\$198,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, WENDELL F. BENDER AND LUVENIA W. BENDER, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JOHN S. ALDRIDGE AND CINDY E. ALDRIDGE (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Map of Forest Hills, 2nd Sector, recorded in Map Book 21, page 50 A & B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

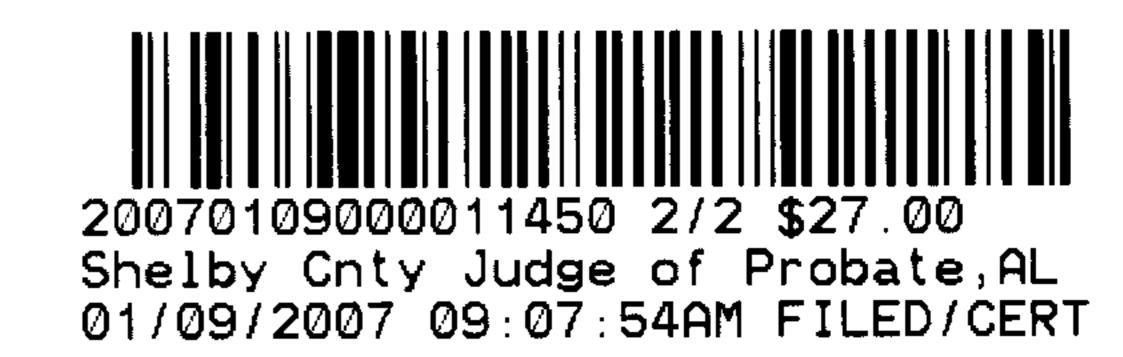
Subject to:

(1) Taxes or assessments for the year 2007 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) 35 foot building line along Forest Hills as shown on recorded map. (b) Title to oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 355, Page 136 and Real Book 7, Page 887 in the Probate Office of Shelby County, Alabama. (c) Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument #1996-21169

\$185,000.00 of the purchase price recited above was paid from a mortgage loans closed simultaneously herewith.

To Have And To Hold to 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 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 grantees, 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 fee from 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 grantees, 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 day of December, 2006.

WENDELL F. BENDER

LUVENIA W. BENDER

STATE OF ALABAMA COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that WENDELL F. BENDER AND LUVENIA W. BENDER, HUSBAND AND WIFE, whose names 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 29 day of December, 2006,

Notary Public Harry W. Gamble

HARRY W. GAMBLE NOTARY PUBLIC STATE OF ALABAMA MY COMMISSION EXPIRES MAR. 1, 2008

Shelby County, AL 01/09/2007

State of Alabama

Deed Tax: \$13.00