

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

Send Tax Notice To: Thomas W. Guyton
700 Co. Rd. 441
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,



SHELBY COUNTY

That in consideration of One Hundred Twenty Nine Thousand Nine Hundred dollars and Zero cents (\$129,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Timothy Hugh Lollar, a MAN man (herein referred to as grantors) do grant, bargain, sell and convey unto Thomas W. Guyton and Rhonda M. Guyton (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2007 and subsequent years.

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.

(\$103,920.00) of the purchase price was paid from the proceeds of a first mortgage loan closed simultaneously herewith.

(\$12,990.00) of the purchase price was paid from the proceeds of a second mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3rd day of January, 2007.

_____ (Seal)	<u>Timothy H Lollar</u> (Seal)
_____ (Seal)	Timothy Hugh Lollar _____ (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy Hugh Lollar 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 3rd day of January, 2007.

[Signature]
Notary Public
My Commission Expires: 10/16/08



Shelby County, AL 01/11/2007
State of Alabama

Deed Tax: \$13.00

Atchison



20070111000016270 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
01/11/2007 08:08:30AM FILED/CERT

EXHIBIT A

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 2 East; thence run Westerly along the North line thereof for 245.01 feet to the point of beginning; thence 126 degrees 41 minutes 27 seconds right and run Northeasterly for 29.39 feet; thence 105 degrees 46 minutes 56 seconds left and run Northwesterly for 344.35 feet to the Easterly right of way of Shelby County Highway 441; thence 113 degrees 03 minutes 47 seconds left run Southerly along said right of way for 450.37 feet to a curve to the right (having a radius of 1495.74 feet and a central angle of 3 degrees 05 minutes 32 seconds); thence run along said curve for 80.72 feet; thence 142 degrees 42 minutes 37 seconds left from chord of said curve run Northeasterly for 479.28 feet to the point of beginning.

Situated in Shelby County, Alabama.