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

Send Tax Notice To: Walter L. Bryant, Jr.
100 Perkins Ranch Lane
Columbiana, Al. 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20070111000016420 1/2 $74.00
Shelby Cnty Judge of Probate,AL
01/11/2007 08:57:14AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Ninety Thousand dollars and Zero cents ($290,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert Howard Perkins, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Walter L. Bryant, Jr. and Lisa L. Bryant, husband and wife (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.

($230,042.17) 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 5th day of January, 2007.

_____	(Seal)	Robert Howard Perkins (signature)	(Seal)
		Robert Howard Perkins	
_____	(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 Robert Howard Perkins 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 5th day of January, 2007.

Notary Public
My Commission Expires: 10/16/08

MIKE T. ATCHISON NOTARY PUBLIC STATE AT LARGE ALABAMA

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

Deed Tax:$60.00

Atchison

20070111000016420 2/2 $74.00
Shelby Cnty Judge of Probate,AL
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EXHIBIT A

Commencing at the SE corner of the SE ¼ of NW ¼, Section 36, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 75 degrees 52 minutes 50 seconds East for 1320.28 feet to the point of beginning; thence North 36 degrees 35 minutes 45 seconds east for 450.90 feet to a point on the 397 contour of Lay Lake; thence South 27 degrees 53 minutes 15 seconds East along said contour for 444.99 feet to a po9int; thence South 39 degrees 44 minutes 40 seconds West along said contour for 141.42 feet to a point; thence North 86 degrees 44 minutes 55 seconds West for 108.60 feet to a point; thence North 64 degrees 17 minutes 35 seconds West for 308.65 feet back to the point of beginning. Being in and a part of the SW ¼ of NE ¼ and SE ¼ of NE ¼, Section 36, Township 21 South, Range 1 East. Said property subject to Alabama Power Company flood easement. ALSO, a 25' easement for ingress and egress centerline of said described as follows: Commencing at the SE corner of the SE ¼ of NW ¼; thence South 0 degrees 22 minutes 40 seconds East along the West line of said ¼-1/4 section for 240.05 feet to the point of beginning; thence North 83 degrees 07 minutes 55 seconds East along said centerline for 242.01 feet to a point; thence North 80 degrees 40 minutes 55 seconds East along said centerline for 862.47 feet to a point; thence North 23 degrees 21 minutes 30 seconds East along said centerline for 367.48 feet to a point; thence North 51 degrees 30 minutes 30 seconds East along said centerline for 76.35 feet to a point and terminating there.