

This instrument prepared by:
Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
CRAIG A. WHITE AND
BRANDI L. WHITE
115 WINDSOR LANE
PELHAM, AL 35124

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$180,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ANTHONY D. SNABLE AND ROBIN C. SNABLE, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CRAIG A. WHITE AND BRANDI L. WHITE (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO:

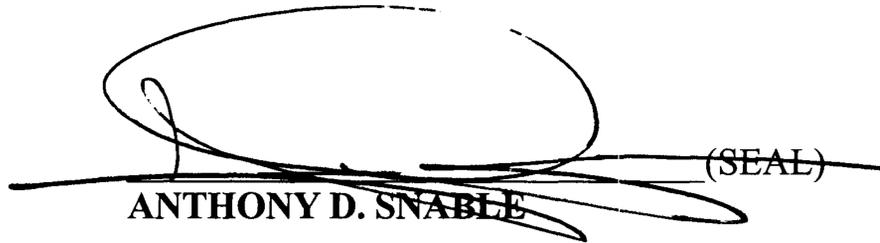
1. Advalorem property taxes for the current tax year, 2007.
2. Easements, restrictions, covenants and reservations of record.

ANTHONY D. SNABLE AND ROBIN C. SNABLE THE GRANTOR'S HEREIN DO HEREBY CERTIFY THAT THEY ARE THE SURVIVING GRANTEE'S OF THAT CERTAIN DEED RECORDED IN INSTRUMENT #1999-29513. THE OTHER GRANTEE FRANK LISTER HAVING DIED ON OR ABOUT THE 13 DAY OF October, 2001.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 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 grantee, 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 29th day of DECEMBER, 2006.

 (SEAL)
ANTHONY D. SNABLE

 (SEAL)
ROBIN C. SNABLE

STATE OF ALABAMA

JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ANTHONY D. SNABLE AND ROBIN C. SNABLE, HUSBAND AND WIFE whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of DECEMBER, 2006.


Notary Public
My commission expires 9-30-09

EXHIBIT "A"
DESCRIPTION OF PROPERTY



20070111000018300 3/3 \$197.00
Shelby Cnty Judge of Probate,AL
01/11/2007 03:41:57PM FILED/CERT

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 3 INCH CAPPED PIPE MARKING THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 388.52 FEET; THENCE TURN AN INTERIOR ANGLE OF 92 DEGREES 55 MINUTES 10 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 333.10 FEET; THENCE TURN AN INTERIOR ANGLE OF 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A WESTERLY DIRECTION 388.52 FEET TO THE WEST LINE OF SAID SECTION; THENCE TURN AN INTERIOR ANGLE OF 92 DEGREES 55 MINUTES 10 SECONDS AND RUN TO THE RIGHT IN A NORTHERLY DIRECTION 333.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, SAID EASEMENT BEING 60 FEET WIDE AND LYING 30 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE; COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 28 AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 388.52 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 666.20 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE LEFT IN AN EASTERLY DIRECTION 30.04 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION ALONG THE CENTERLINE OF JASMINE HILL ROAD (A PRIVATE ROAD) IN A SOUTHERLY DIRECTION 1460.88 FEET TO A POINT OF CURVATURE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 10 MINUTES 10 SECONDS AND A RADIUS OF 1450.00 FEET IN A SOUTHERLY TO SOUTHEASTERLY DIRECTION AND ALONG SAID CENTERLINE 636.97 FEET; THENCE RUN TANGENT TO THE LAST CURVE IN A SOUTHEASTERLY DIRECTION ALONG SAID CENTERLINE 704.51 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 119 AND THE END OF THE HEREIN DESCRIBED CENTERLINE EASEMENT.

A CORRECTIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 28 AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION, 388.52 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 283.10 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE LEFT IN AN EASTERLY DIRECTION 60.08 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 77.37 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE LEFT IN AN EASTERLY DIRECTION 20.03 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 305.73 FEET; THENCE DEFLECT 92 DEGREES 55 MINUTES 10 SECONDS AND RUN TO THE RIGHT IN A WESTERLY DIRECTION 80.11 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A NORTHERLY DIRECTION 383.10 FEET TO THE POINT OF BEGINNING. AS RECORDED IN INSTRUMENT #1999-35048, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A CORRECTIVE UTILITY EASEMENT DESCRIBED AS FOLLOWS: A 20 FOOT EASEMENT LYING 10 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NORTHWEST CORNER OF SECTION 28 AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 388.52 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 434.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE EASEMENT; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE LEFT IN AN EASTERLY DIRECTION 446.69 FEET TO THE WEST LINE OF LOT 13 ACCORDING TO THE SURVEY OF INDIAN HIGHLANDS ESTATES AS RECORDED IN MAP BOOK 13, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE END OF THE HEREIN DESCRIBED CENTERLINE EASEMENT. AS RECORDED IN INSTRUMENT #1999-35049, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A UTILITY EASEMENT DESCRIBED AS FOLLOWS: A 20 FOOT EASEMENT WHICH LIES WITHIN LOT 13 OF INDIAN HIGHLAND ESTATES, AS RECORDED IN MAP BOOK 13, PAGE 69, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 87 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 840.21 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 22 SECONDS WEST A DISTANCE OF 88.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 356.46 FEET; THENCE SOUTH 87 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 22 SECONDS EAST, A DISTANCE OF 253.89 FEET; THENCE NORTH 10 DEGREES 47 MINUTES 13 SECONDS WEST, A DISTANCE OF 105.27 FEET TO THE POINT OF BEGINNING. AS RECORDED IN INSTRUMENT #20060530000254540, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

Deed Tax: \$180.00

 RCS