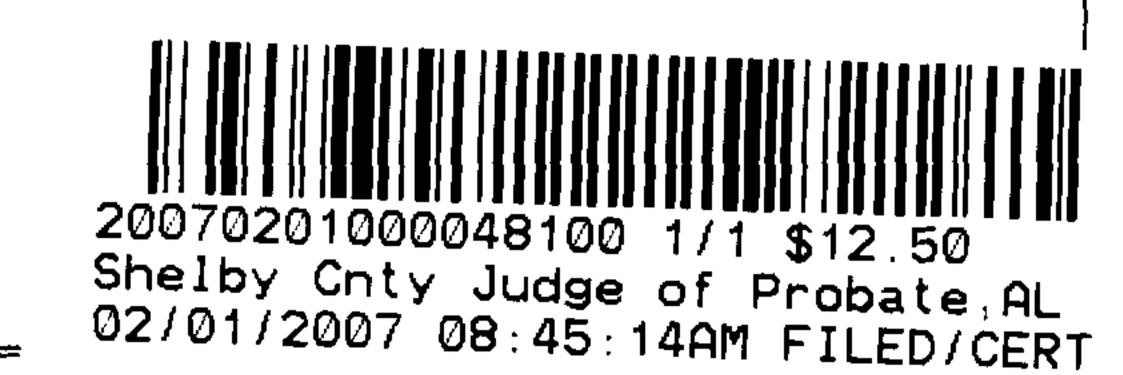
THIS INSTRUMENT PREPARED BY: R. Timothy Estes, Esq. Estes, Sanders & Williams, LLC √3800 Colonnade Parkway, Suite 330 Birmingham, Alabama 35243

SEND TAX NOTICE TO: Jonathan Cook 133 Chadwick Drive Helena, Al 35080

## WARRANTY DEED Joint Tenants With Right of Survivorship



STATE OF ALABAMA	}	
COUNTY OF CHELDY		KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Seventy-Three Thousand and 00/100 Dollars (\$173,000.00) and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

## Lisa M Ohlzen and Joseph Clay, wife and husband

(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

## Jonathan Cook and Vanessa Cook

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, page 127, in the Probate Office of Shelby County, Alabama

Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record. \$171,768.16 of the consideration was paid from a mortgage loan closed simultaneous herewith.

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.

IN WITNESS WHEREOF, we have set our hands and seals, this the 26th day of January, 2007.

STATE OF ALABAMA

Lisa M Ohlzen

Shelby County, AL 02/01/2007

State of Alabama

Deed Tax: \$1.50

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa M Ohlzen and Joseph Clay, 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 26th day of January, 2007.

R. TIMOTHY ESTES - Notary Public My Commission Expires: July 07, 2007