20070201000048460 1/2 \$114.00 Shelby Cnty Judge of Probate, AL 02/01/2007 11:11:47AM FILED/CERT 100431

This instrument was prepared by Paul Esco Esco & Benson, LLC 547 South Lawrence Street Montgomery, Alabama 36104

SEND TAX NOTICE TO:
Gary Clark
Cololo Cagle Point Circle
Birmingham, At 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three hundred seventy-two thousand five hundred and 00/100's (\$372,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ryan J. Isbell and Michelle Isbell, husband and wife (herein referred to as grantor, whether one or more), grant, argain, sell and convey unto Gary W. Clark and Emily V. Clark (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:

LOT 811, ACCORDING TO THE SURVEY OF EAGLE POINT - 8TH SECTOR, PHASE ONE, AS RECORDED IN MAP BOOK 24, PAGE 127 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$272,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

SUBJECT TO:

- 1. Subject to the taxes for the year beginning October 1, 2006, which constitute a lien, but are not yet due and payable until October 1, 2007.
- 2. Covenants, restrictions, reservations, easements and rights of ways, if any, heretofore imposed of record affecting Grantor's title to said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.
- 3. A 30 FOOT BUILDING SET BACK LINE, AS SHOWN ON RECORDED MAP.
- 4. RESTRICTIVE COVENANTS, AS SET FORTH IN INSTRUMENT #1998-49271 AND DEED BOOK 206, PAGE 448, in the Probate Office of Shelby County, Alabama.
- Easements, as shown by recorded map, including an irregular easement within building set back lines of lot.
- Transmission Line Permits to Alabama Power Company shown in Deed Book 111, Page 408; Deed Book 149, Page 380 and Deed Book 109, Page 70.
- 7. Easements, as recorded in Instrument #1994-20416.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 331, Page 262 and Deed Book 81, Page 417.
- 9. Release of Damages set forth in Instrument #1996-26590.

THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY.
THE PREPARER HAS NOT EXAMINED THE TITLE TO THE LAND AND MAKES NO REPRESENTATION

AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.

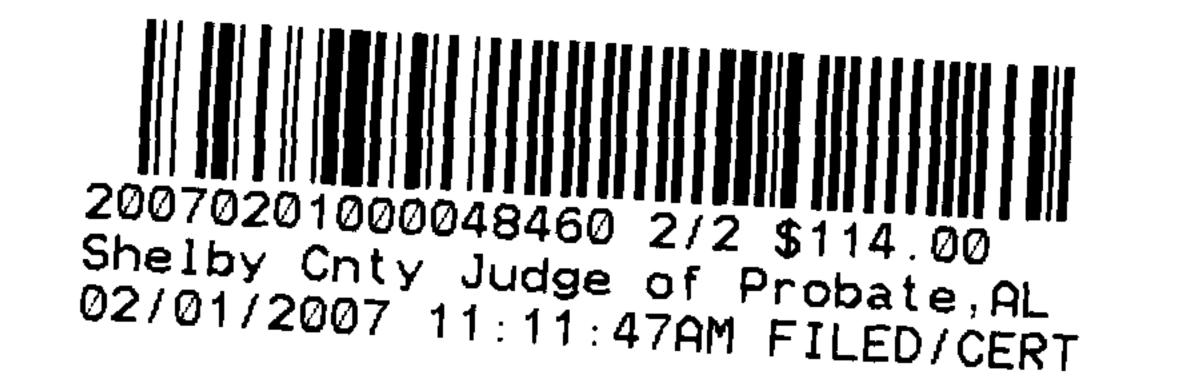
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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

Shelby County, AL 02/01/2007 State of Alabama

Deed Tax:\$100.00

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(SEAL)

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), Ryan J. Isbell and Michelle Isbell, husband and wife, have hereunto set my (our) hand(s) and seal(s) this day of January 2007.

Ryan J. Isbell

Michelle Isbell

STATE OF ALABAMA SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that Ryan J. Isbell and Michelle Isbell 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 May of January 2007.

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