

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Garry K. Hanson
5454 Highway 55
Wilsonville, Alabama 35186


20070212000063960 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/12/2007 09:50:56AM FILED/CERT

GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Thousand and 00/100 (\$5,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Garry K. Hanson and Kathy T. Hanson**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Garry K. Hanson and Kathy T. Hanson**, husband and wife (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

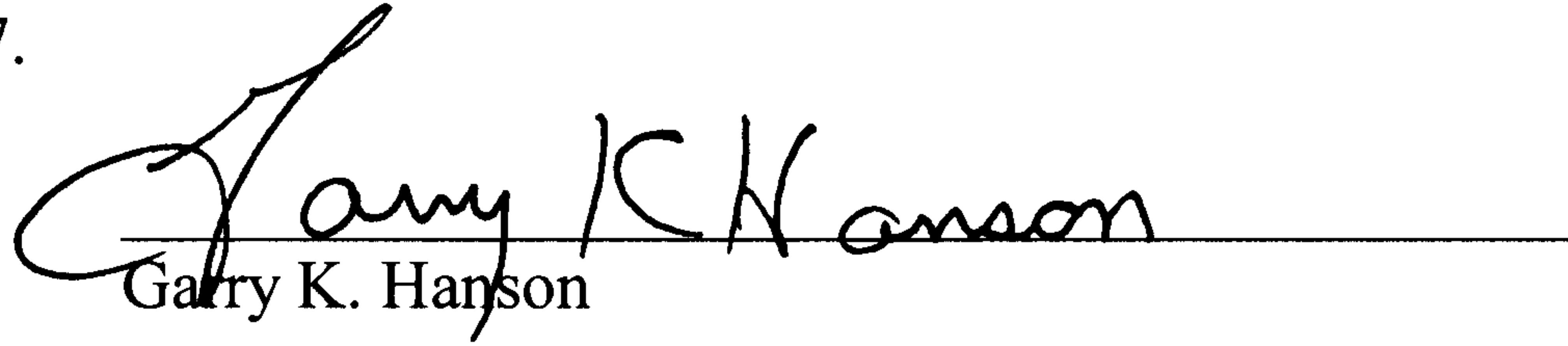
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

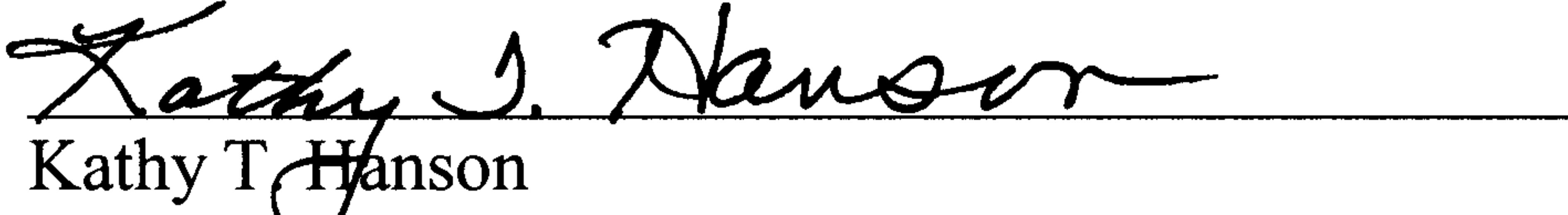
Note: The preparer of this deed has not researched the title to this real property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, **Garry K. Hanson and Kathy T. Hanson**, have hereunto set their hand and seal this 9th day of February, 2007.


Garry K. Hanson


Kathy T. Hanson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Garry K. Hanson and Kathy T. Hanson, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of February, 2007.

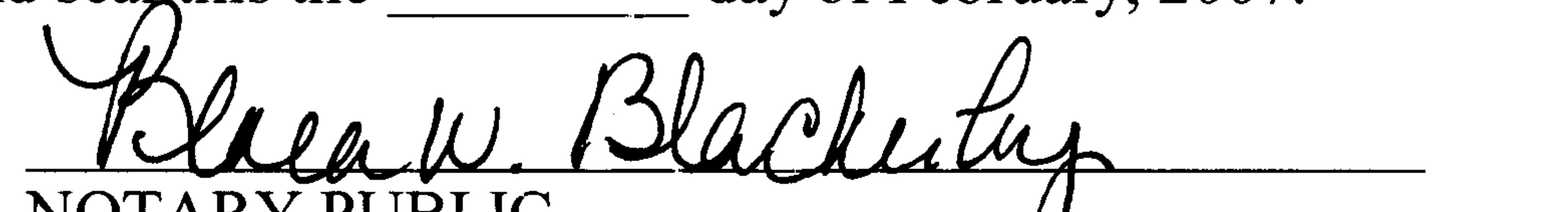

NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES
APRIL 6, 2008

Exhibit A
Legal Description


20070212000063960 2/2 \$19.00
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A parcel of land located in the NE 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, and run along the East line thereof 440.0 feet to the point of beginning; thence continue along the last described course 440.0 feet; thence 89 deg. 17 min. 45 sec. right and run 1054.00 feet to the Easterly right of way of Shelby County Highway #55; thence 96 deg. 07 min. 25 sec. right to the tangent of a curve to the left on said right of way ($r = 3072.93$) and run along said curve 328.37 feet; thence continue along said right of way 118.66 feet; thence 102 deg. 15 min. right and run 1136.99 feet to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 02/12/2007
State of Alabama

Deed Tax:\$5.00