This instrument prepared by:

Patrick F. Smith

Law Office of Patrick F. Smith, L.L.C.

P.O. Box 190224

Birmingham, AL 35219

SEND TAX NOTICE TO:

Christopher Shane Wesson Wendy Wesson 36 Eddings Lane Montevallo, Alabama 35115

## WARRANTY DEED

20070302000096000 1/1 \$47.00 Shelby Cnty Judge of Probate, AL 03/02/2007 02:36:42PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Forty Three Thousand dollars and Zero cents (\$143,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Alan R. Thomas and wife Sonya Darlene Thomas (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher Shane Wesson and Wendy Wesson as joint tenants with rights of survivorship (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 36, according to the survey of Monte Tierra, 1<sup>st</sup> Addition, as recorded in Map Book 6, Page 93, in the Office of the Judge of Probate Of Shelby County.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$107,250.00 of the consideration recited herein is from the proceeds of a purchase mon ey mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 ass igns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administr ators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, execu tors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 30th day of January, 2007.

Alan R. Thomas

Shelby County, AL 03/02/2007 State of Alabama

Deed Tax:\$36.00

Sonya Darlene Thomas

Attorney in Fact

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alan R. Thomas, individually and as attorney-in-fact for Sonya Darlene Thomas 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 as such attorney in fact executed the same voluntarily and individually on the day the same bears date and with full authority thereto.

Given under my hand approfficial seal on 30th day of January, 2007.

Notary Public

Commission Expires: 8-2010

FILE NO: 270110