

This instrument was prepared by:  
✓Shelby County Abstract & Title Co., Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Megan Futrell  
2026 Hidden Forest Lane  
Montevallo, AL 35115

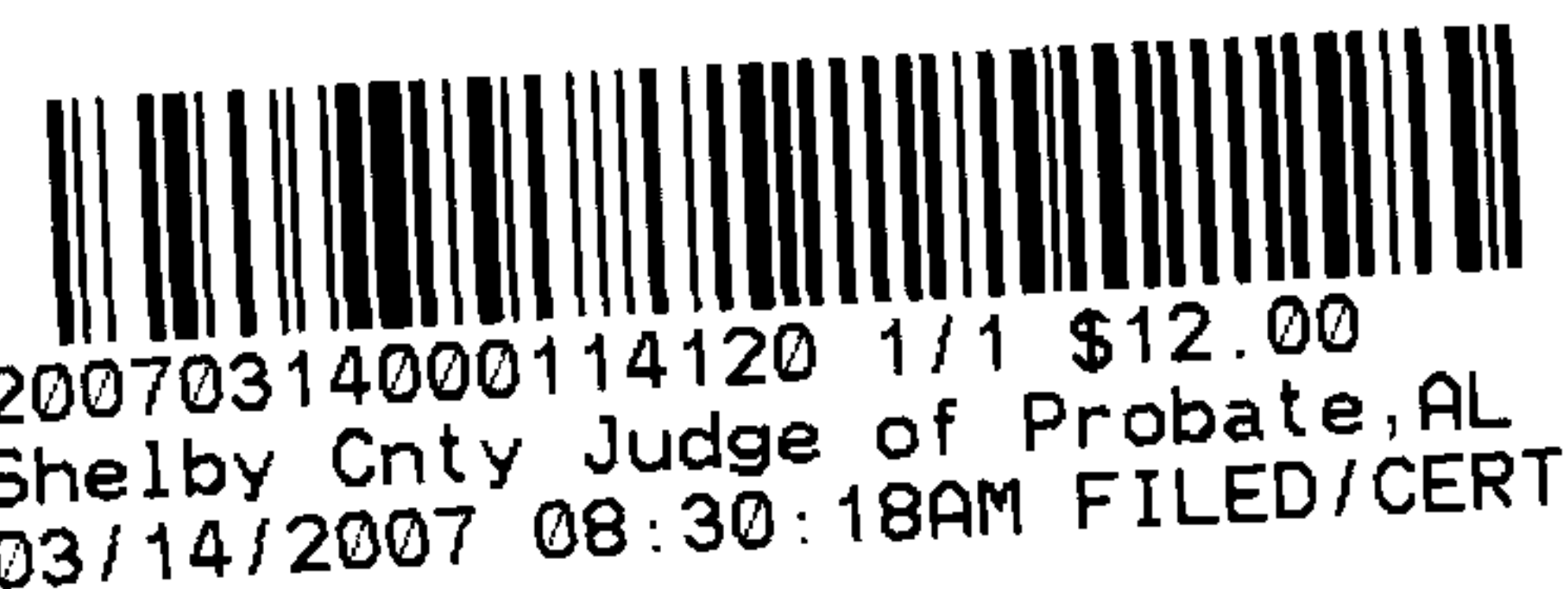
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of One Hundred Forty Nine Thousand One Hundred dollars and Zero cents (\$149,100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Hartwood Homes, LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Megan Futrell and Rachel Sills (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 108, according to the Survey of Hidden Forest, as recorded in Map book 35, Page 117, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2007 and subsequent years.

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.

(\$149,100.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th day of February, 2007.

_____ (Seal)	<i>by Shane Miskelly</i>	_____ (Seal)
	Hartwood Homes, LLC	
	By: Shane Miskelly	
_____ (Seal)	_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)	_____ (Seal)
	_____ (Seal)	

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shane Miskelly, \_\_\_\_\_ for Hartwood Homes, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of February, 2007.

*Amanda Bailey*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/20/2008

