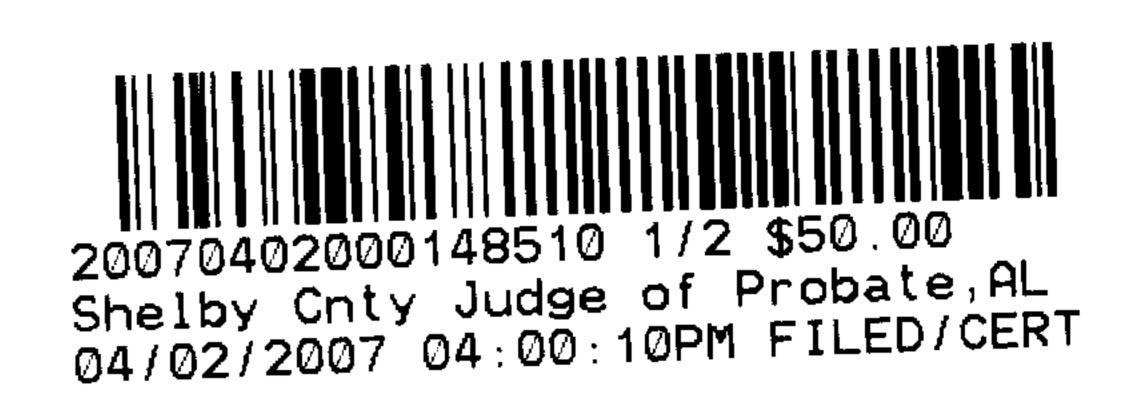
Send Tax Notice To: Matthew C. and Jessica C. Averett 188 Birch Creek Drive Birmingham, AL 35242



This instrument was prepared by: James W. Fuhrmeister ALLISON, MAY, ALVIS, FUHRMEISTER & KIMBROUGH, L.L.C. P. O. Box 380275 Birmingham, AL 35238

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY	)	KNOW ALL MEN BY THESE PRESENTS,
THAT IN CONSIDE	RATION OF	Three Hundred Sixty Thousand and 00/100 (\$360,000.00) Dollars and
other good and valuable consi	deration to the	e undersigned Grantors in hand paid by the Grantees herein, the receipt of
which is hereby acknowledged	l. Lvnn P. Nic	cholson, an unmarried woman, and Stephnie F. Flurry, an unmarried

woman (herein referred to as Grantors, whether one or more), do grant, bargain, sell and convey unto Matthew C. Averett and Jessica C. Averett, husband and wife (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description.

## Subject to:

STATE OF ALABAMA

Existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: \$324,000.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

NOTE: This property is the homestead of the Grantees.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hereunto set our hands and seals, this the 29th day of March, 2007.

Lynn P. Nicholson

Stephnie F. Flurry

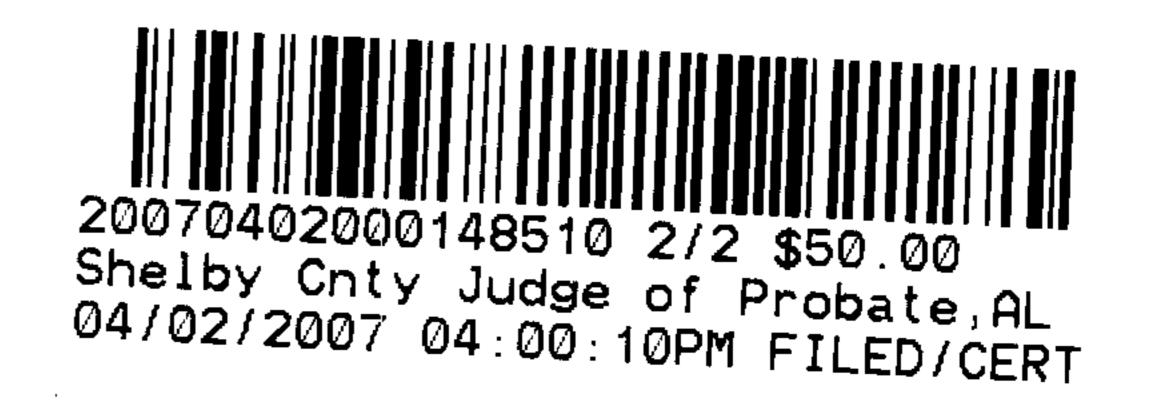
STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lynn P. Nicholson and Stephnie F. Flurry, 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 conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 29th day of March, 2007.

Wotary Publie My Commission Expires: 5/21/07



## EXHIBITA

## PROPERTY DESCRIPTION

Lot 18, according to the Survey of Birch Creek Subdivision, as recorded in Map Book 27 Page 143 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Shelby County, AL 04/02/2007 State of Alabama

Deed Tax: \$36.00