

PLEASE RETURN TO:

David P. Condon, PC
This instrument was prepared by
David P. Condon, P. C.
100 Union Hill Drive
100 Union Hill Drive Ste 200
Birmingham, AL 35209
Suite 200
(205)871-2133

Send tax notice to:
Joseph Mark Herring
1425 Butler Road
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Greg K. Talbott and his wife **Pamela A. Talbott**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Joseph Mark Herring and **Rebecca C. Herring**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto

\$190,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2007 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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.

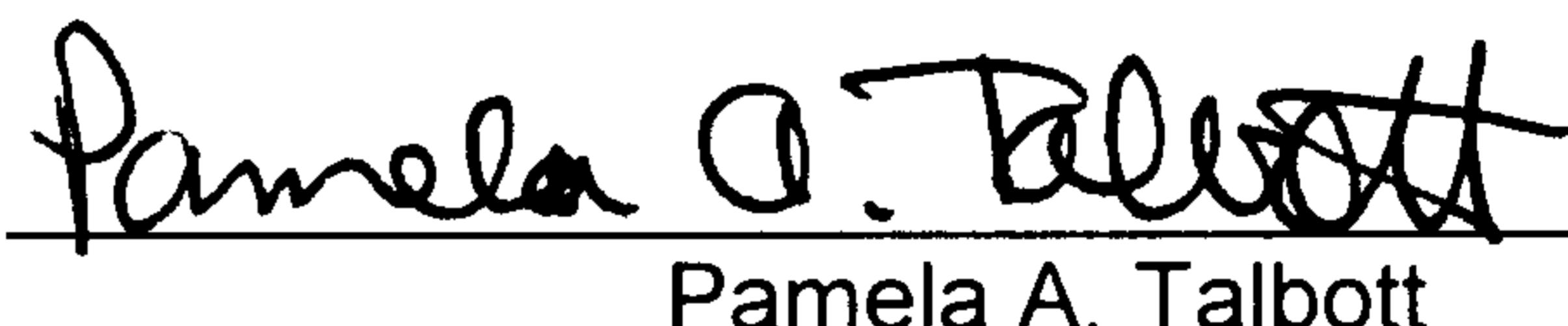
And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 30th day of March, 2007.



Greg K. Talbott

(Seal)



Pamela A. Talbott

(Seal)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Greg K. Talbott and Pamela A. Talbott 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 day the same bears date.

Given under my hand and official seal this 30th day of March, 2007.



Notary Public: David P. Condon
My Commission Expires: 2-12-10



20070409000160340 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/09/2007 09:52:24AM FILED/CERT

Exhibit "A"

A parcel of land situated part in the NE 1/4 of the NW 1/4 and part of the NW 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 3 West, described as follows:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 22 and go South 89°55'04" East along the North boundary of said section for 1,212.58 feet to the point of beginning; thence continue along previous course for 214.20 feet; thence 48°45'30" East for 507.62 feet to the North boundary of Highway No. 12; thence South 41°57'31" West along said North boundary for 154.34 feet to the beginning of a curve to the left having a central angle of 01°16'10" and a radius of 2.912.00 feet along said curve and said North boundary for 64.52 feet; thence North 47°56'30" West for 651.39 feet; thence North 29°38'50" East for 70.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

Suz K Tallec

Pamela a. Tallec