This instrument was prepared by:

Michael T. Atchison, Attorney at Law, Inc.

101 West College

Columbiana, AL 35051

Send Tax Notice To:

Dean Griffies 300 McClure Dr. Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

20070418000179830 1/2 \$191.00 Shelby Cnty Judge of Probate, AL 04/18/2007 12:25:42PM FILED/CERT

SHELBY COUNTY

That in consideration of One Hundred Seventy Seven Thousand dollars and Zero cents (\$177,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mark Benton and wife, Amy Benton (herein referred to as grantors) do grant, bargain, sell and convey unto Dean Griffies and Judy Griffies (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to taxes for 2007 and subsequent years.

Constitutes no part of the homestead of the grantor or grantor's spouse.

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.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we	have hereunto se	et our hands a	nd seals, this 16th day of March, 2007.	
		(Seal)	Mark Benton Mark Benton	(Seal)
		(Seal)	Amy Benton	(Seal)
		(Seal)		(Seal)
				(Seal)
STATE OF ALABAMA				
COUNTY OF SHELBY			General Acknowledgment	

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Benton and wife, Amy Benton 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 16th day of March, 2007,

Notary Public // My Commission Expires: 10/16/08



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Legal description:

Lot 9, Sector C, according to the survey of The Homestead as recorded in Map Book 8, Page 167 in the Probate Office of Shelby County, Alabama, and the following described parcel: Commence at the Northeast corner of Section 18, Township 21 South, Range 2 East, thence run South 87 degrees 03 minutes 59 seconds West for 609.92 feet, thence run South 01 degrees 46 minutes 31 seconds East for 4185.83 feet, thence run South 88 degrees 13 minutes 29 seconds West for 633.27 feet to the point of beginning; thence run South 20 degrees 30 minutes 37 seconds East for 205.52 feet, thence run South 89 degrees 59 minutes 59 seconds West for 117.63 feet to the point of commencement of a curve to the right having a central angle of 42 degrees 50 minutes and a radius of 25.0 feet; thence run along the arc of sald curve for 18.69 feet to the end of said curve and the point of commencement of a curve to the left having a central angle of 29 degrees 09 minutes 30 seconds and a radius of 50.0 feet; thence run along the arc of said curve for 25.45 feet; thence run North 08 degrees 00 minutes 15 seconds East for 130.18 feet, thence run North 10 degrees 02 minutes 03 seconds West for 269.43 feet; thence run South 71 degrees 34 minutes 32 seconds East for 37.58 feet, thence run South 20 degrees 30 minutes 37 seconds East for 222.54 feet to the point of beginning.