

Document Prepared By:
Dennis I Hays, Attorney at Law
Two Riverchase Office Plaza, Ste 105
Birmingham, Alabama 35244

Send Tax Notice To:
ANTHONY R. JACKSON
357 Cedar Hill Drive
Birmingham, Alabama, 35242

GENERAL WARRANTY DEED (joint tenants with right of survivorship)

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **One Hundred Forty-Five Thousand and 00/100 (\$ 145,000.00)** to the undersigned **GRANTOR** (whether one or more), in hand paid by the **GRANTEE(S)** herein, the receipt of which is acknowledged, I or we,

PAT O'BRIEN and SYBIL O'BRIEN, husband and wife

(herein referred to as **GRANTOR(S)**), grant, sell, bargain and convey unto
ANTHONY R. JACKSON and PEGGIE J. JACKSON, husband and wife

(herein referred to as **GRANTEE(S)**) as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 6, according to the Survey of Park Forest Subdivision – First Sector, as recorded in Map Book 7, Page 155, in the Office of the judge of Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

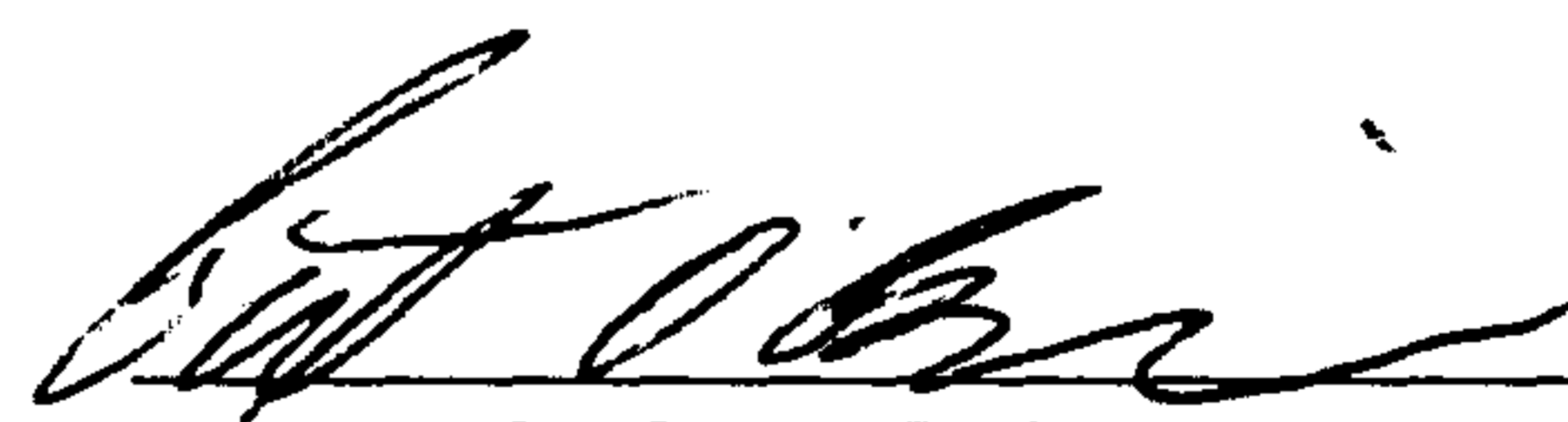
\$ 116,000.00 of the above consideration paid from the proceeds of a first purchase money mortgage closed herewith and **\$ 14,500.00** of the above consideration paid from the proceeds of a second purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this 13th day of April, 2007.

GRANTOR(S)

 (SEAL)
PAT O'BRIEN

 (SEAL)
SYBIL O'BRIEN

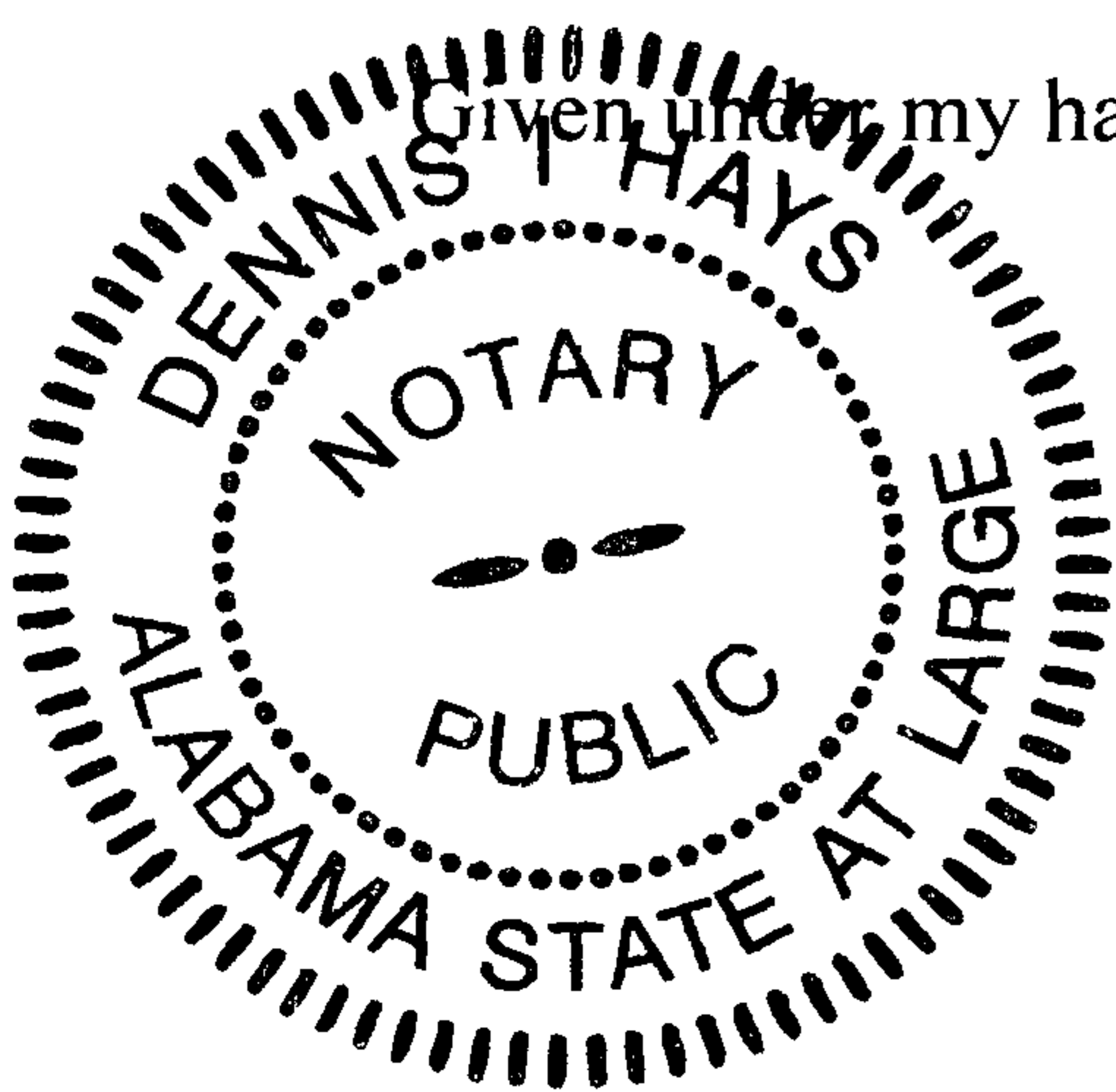
Shelby County, AL 04/18/2007
State of Alabama

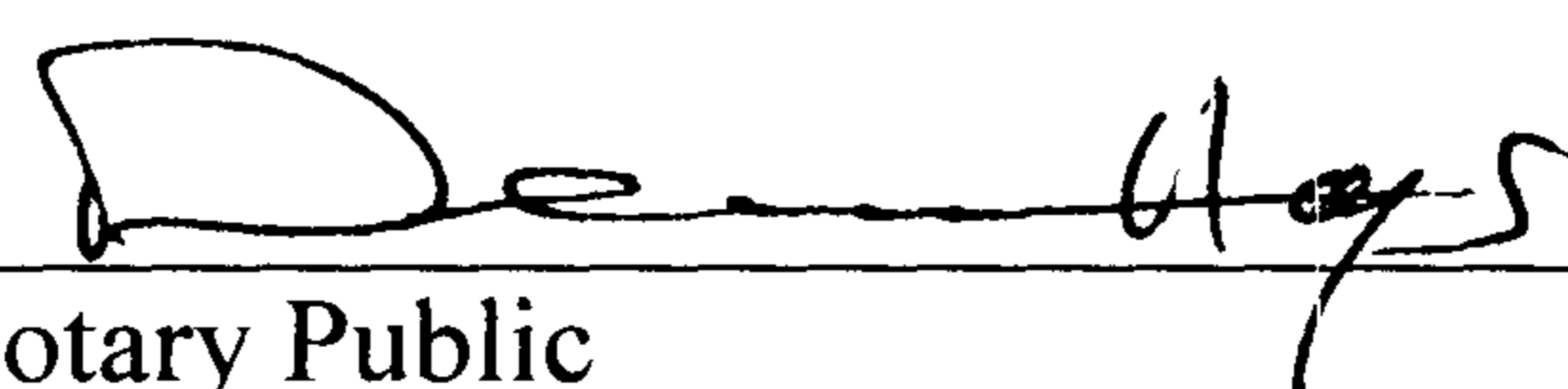
Deed Tax: \$14.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public in for and said State, hereby verify that **PAT O'BRIEN and SYBIL O'BRIEN** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledged before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 13th day of April, 2007.




Notary Public
My commission expires: March 16, 2009