

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Jason J. Paul and Susan M. Paul
128 Hidden Ridge
Chelsea, Alabama 35043

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three hundred fifty nine thousand nine hundred and no/100 (\$359,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jack A. Donovan and Michelle L. Donovan, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jason J. Paul and Susan M. Paul** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

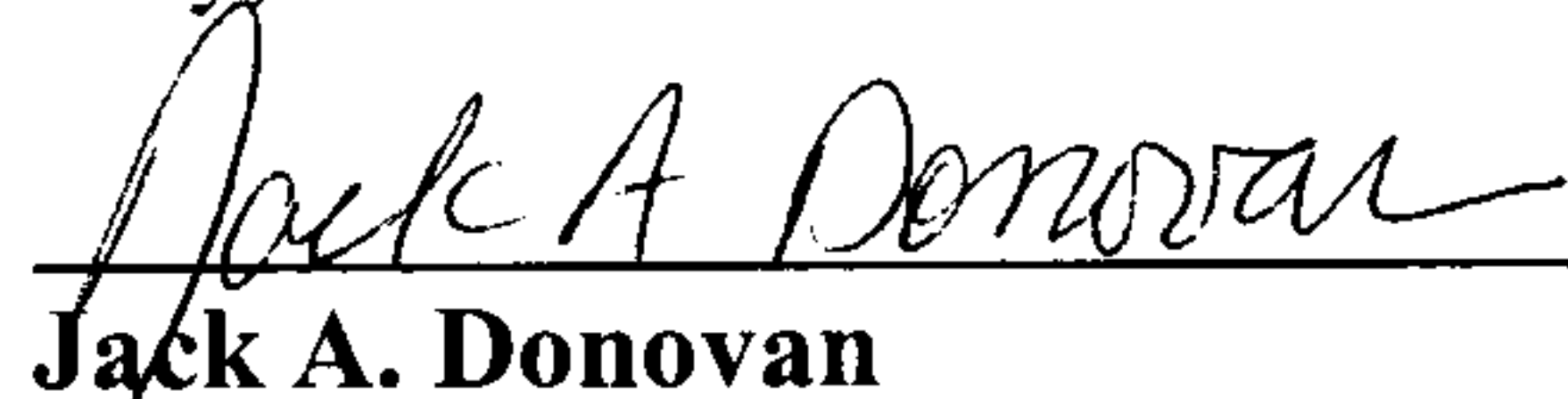
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$359,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of May, 2007.


Jack A. Donovan

by his agent and attorney in fact Michelle L. Donovan

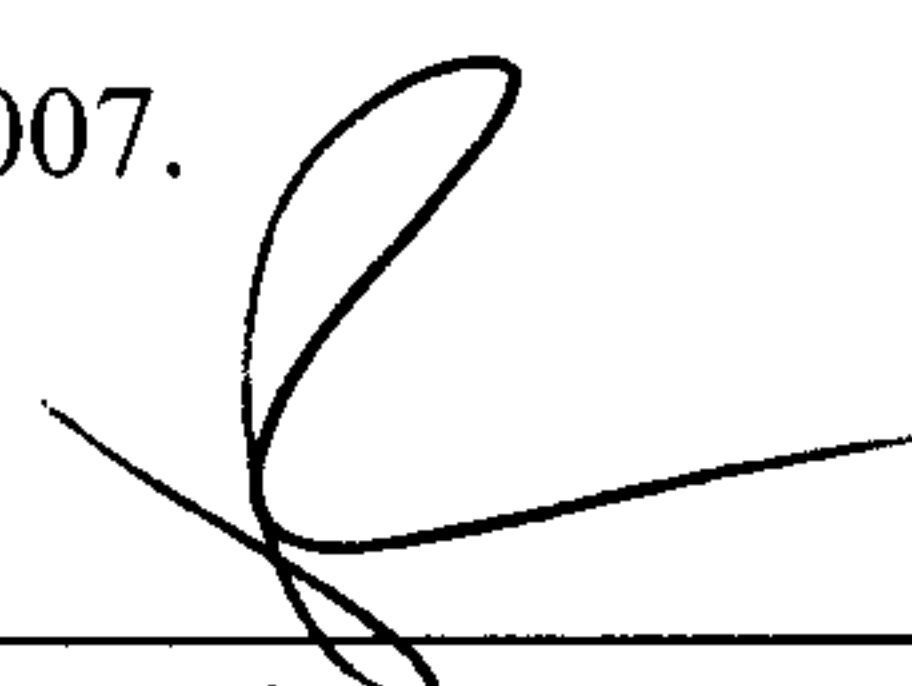

Michelle L. Donovan



**STATE OF ALABAMA
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Michelle L. Donovan**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 2007.


Notary Public

My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009



20070530000252150 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/30/2007 02:20:53PM FILED/CERT

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Michelle L. Donovan, whose name as Attorney in Fact for Jack A. Donovan, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 2007.

Notary Public

My commission expires:02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I

BEGIN AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE AN AZIMUTH OF 57 DEGREES 30 MINUTES NORTHEASTERLY ALONG AN ABANDONED ROAD 125.68 FEET; THENCE AZIMUTH OF 52 DEGREES 28 MINUTES NORTHEASTERLY ALONG SAID ROAD 121.6 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF A PUBLIC ROAD; THENCE AN AZIMUTH OF 62 DEGREES 21 MINUTES NORTHEASTERLY ALONG SAID RIGHT OF WAY 111.14 FEET; THENCE AN AZIMUTH OF 82 DEGREES 44 MINUTES NORTHEASTERLY ALONG SAID RIGHT OF WAY 104.87 FEET; THENCE AN AZIMUTH OF 156 DEGREES 47 MINUTES SOUTHEASTERLY ALONG A SWAG 224.65 FEET TO THE SOUTH LINE OF SAID 1/4 - 1/4; THENCE AN AZIMUTH OF 270 DEGREES 00 MINUTES WEST ALONG SAID SOUTH LINE 493.46 FEET TO THE POINT OF BEGINNING.

PARCEL II

BEGIN AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE AN AZIMUTH OF 90 DEGREES 00 MINUTES EAST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 493.46 FEET; THENCE AN AZIMUTH OF 178 DEGREES 00 MINUTES SOUTHERLY 256.00 FEET; THENCE AN AZIMUTH OF 270 DEGREES 00 MINUTES WESTERLY 493.46 FEET; THENCE AN AZIMUTH OF 358 DEGREES 00 MINUTES NORTHERLY ALONG THE WEST LINE OF SAID 1/4 - 1/4 256.0 FEET TO THE POINT OF BEGINNING.

ALSO: AN EASEMENT FOR INGRESS AND EGRESS THIRTY (30) FEET IN LENGTH (APPROXIMATELY) ACROSS THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST, THAT LIES SE OF A DEDICATED PUBLIC CHERT ROAD AS SHOWN ON SURVEY OF E. FRANKLIN PARKER, SR. REG. NO. 9983, TO THE ABOVE DESCRIBED PROPERTY.

SITUATED IN SHELBY COUNTY, ALABAMA