
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAMES A. MORRISON
237 STILLMEADOW CIRCLE
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA)

COUNTY OF Shelby)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED NINETY THOUSAND and 00/100 (\$590,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SARA Y. STEADMAN and THOMAS H. STEADMAN, WIFE AND HUSBAND AND MARGARET Y. SOULEYRERET, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES A. MORRISON and RAMONA J. MORRISON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF STILLMEADOW SECTOR 2, AS RECORDED IN MAP BOOK 28, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

\$417,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

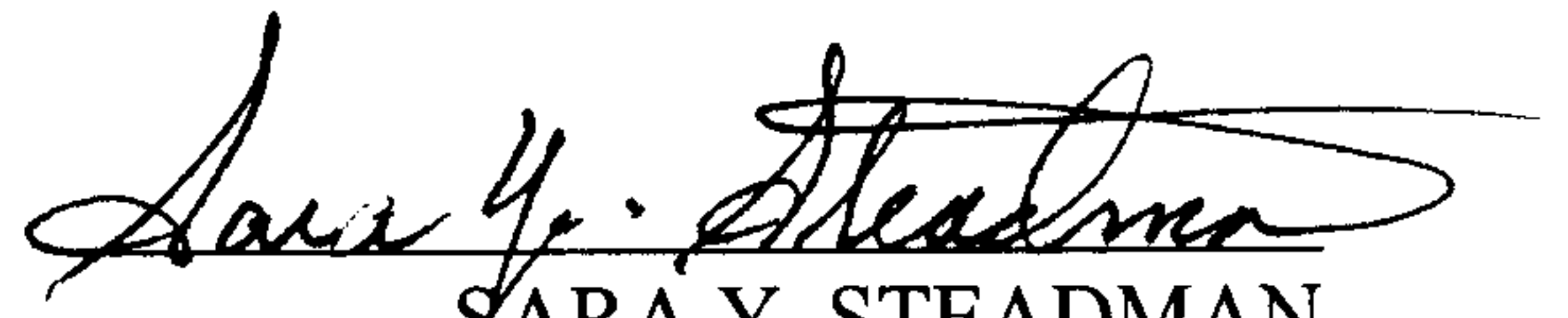
\$99,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

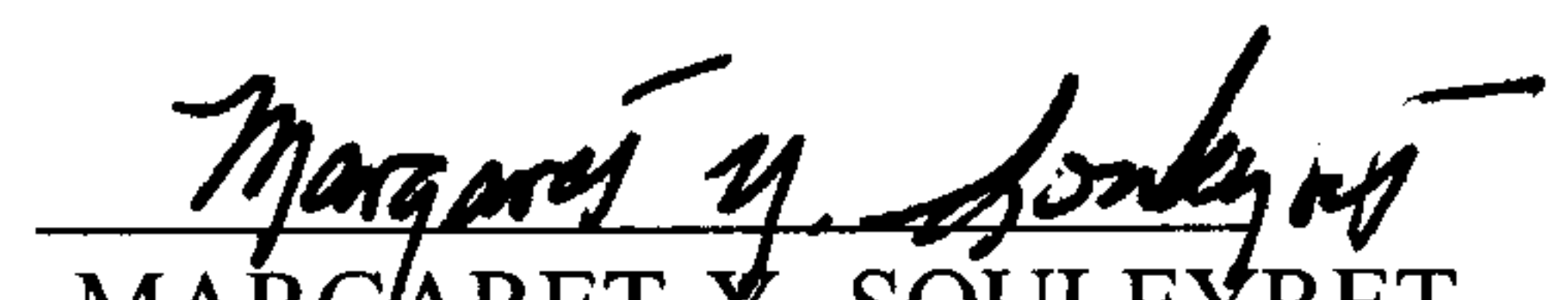
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SARA Y. STEADMAN, A MARRIED PERSON and THOMAS H. STEADMAN, A MARRIED PERSON AND MARGARET Y. SOULEYRET, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and

IN WITNESS WHEREOF, the said GRANTORS, SARA Y. STEADMAN, A MARRIED PERSON and THOMAS H. STEADMAN, A MARRIED PERSON AND MARGARET Y. SOULEYRET, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of May, 2007.


SARA Y. STEADMAN


THOMAS H. STEADMAN

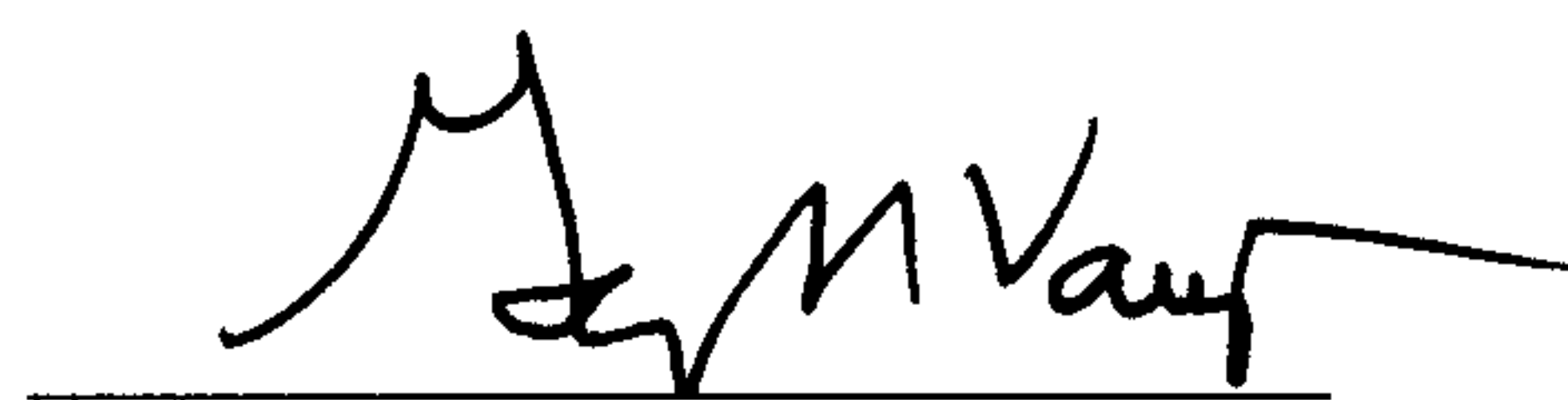

MARGARET Y. SOULEYRET

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SARA Y. STEADMAN, A MARRIED PERSON and THOMAS H. STEADMAN, A MARRIED PERSON AND MARGARET Y. SOULEYRET, AN UNMARRIED PERSON, 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of May, 2007.


Notary Public

My commission expires: 9.29.2010

