

This instrument was prepared by:
Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To:

Peyton Lacy & Dorothy Gartrell
2841 Berkeley Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20070601000255120 1/2 \$174.00
Shelby Cnty Judge of Probate, AL
06/01/2007 08:51:24AM FILED/CERT

That in consideration of One Hundred Sixty Thousand dollars and Zero cents (\$160,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Brian G. Giattina, a single man, Walter Zieverink, III, a single man and David Zieverink, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Peyton Lacy and Dorothy Gartrell, husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the SE1/4 of the NW1/4 and the NE1/4 of the SW1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the S.W. corner of the SE1/4-NW1/4 of Section 29, T19S-R1W, run thence North along the West boundary of said SE1/4-NW1/4 a distance of 873.89 feet to a point in the centerline of a 60.00 foot, non-exclusive easement for ingress and egress and utilities; thence turn 73° 26' 24" right and run 53.77 feet along said easement centerline; thence turn 22° 35' 20" left and run 225.70 along said easement centerline; thence turn 14° 23' right and run 40.0 feet along said easement centerline to the point of beginning of herein described parcel of land; thence continue along said course a distance of 116.97 feet; thence turn 18° 59' left and run 188.87 feet along said easement centerline; thence turn 06° 15' 37" left and run 129.98 feet along said easement centerline; thence turn 118° 37' 06" right and run 1501.23 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 114° 36' 38" right and run 101.78 feet along said railroad boundary; thence turn 03° 48' 05" left and run 106.29 feet along said railroad boundary; thence turn 04° 46' 17" left and run 104.76 feet along said railroad boundary' thence turn 69° 37' 16" right and run 1193.24 feet to the point of beginning of the herein described parcel of land, containing 10.32 acres, subject to any and all rights-of-way and easements of record.

SUBJECT TO:

1. Ad Valorem taxes for the year 2007, which are a lien not yet due and payable.
2. Restrictions, Easements and Right of Ways of record, if any, which do not appear on chain of title.
3. Minerals and mining rights not owned by Grantor.

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.

\$144,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

Walter Zieverink, III and Edward Walter Zieverink, III are one in the same person.

David Zieverink and David Charles Zieverink are one in the same person.

Shelby County, AL 06/01/2007
State of Alabama

Deed Tax:\$160.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of January, 2007.

(Seal)

Brian G. Giattina

(Seal)

(Seal)

Walter Zieverink, III

(Seal)

(Seal)

David Zieverink by Walter Zieverink, III as
Attorney in fact

(Seal)

STATE OF ALABAMA

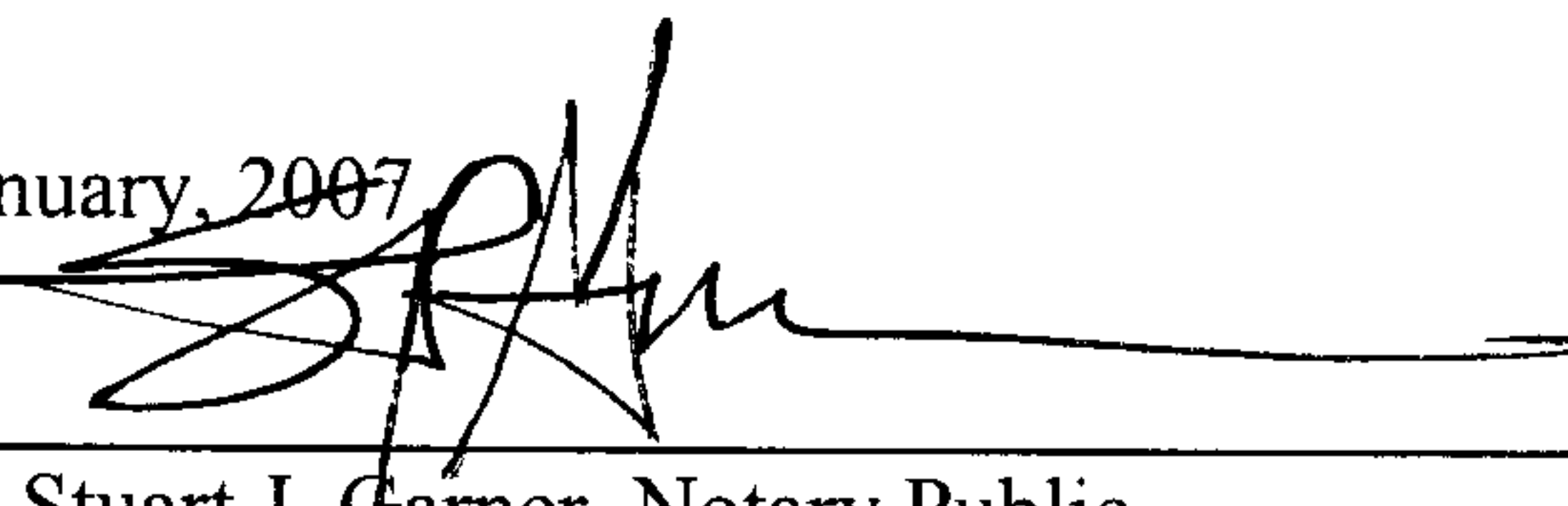
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General Acknowledgment

JEFFERSON COUNTY

I, Stuart J. Garner, a Notary Public in and for said County, in said State, hereby certify that Brian G. Giattina, a single man and Walter Zieverink, III 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 23rd day of January, 2007.



Stuart J. Garner, Notary Public

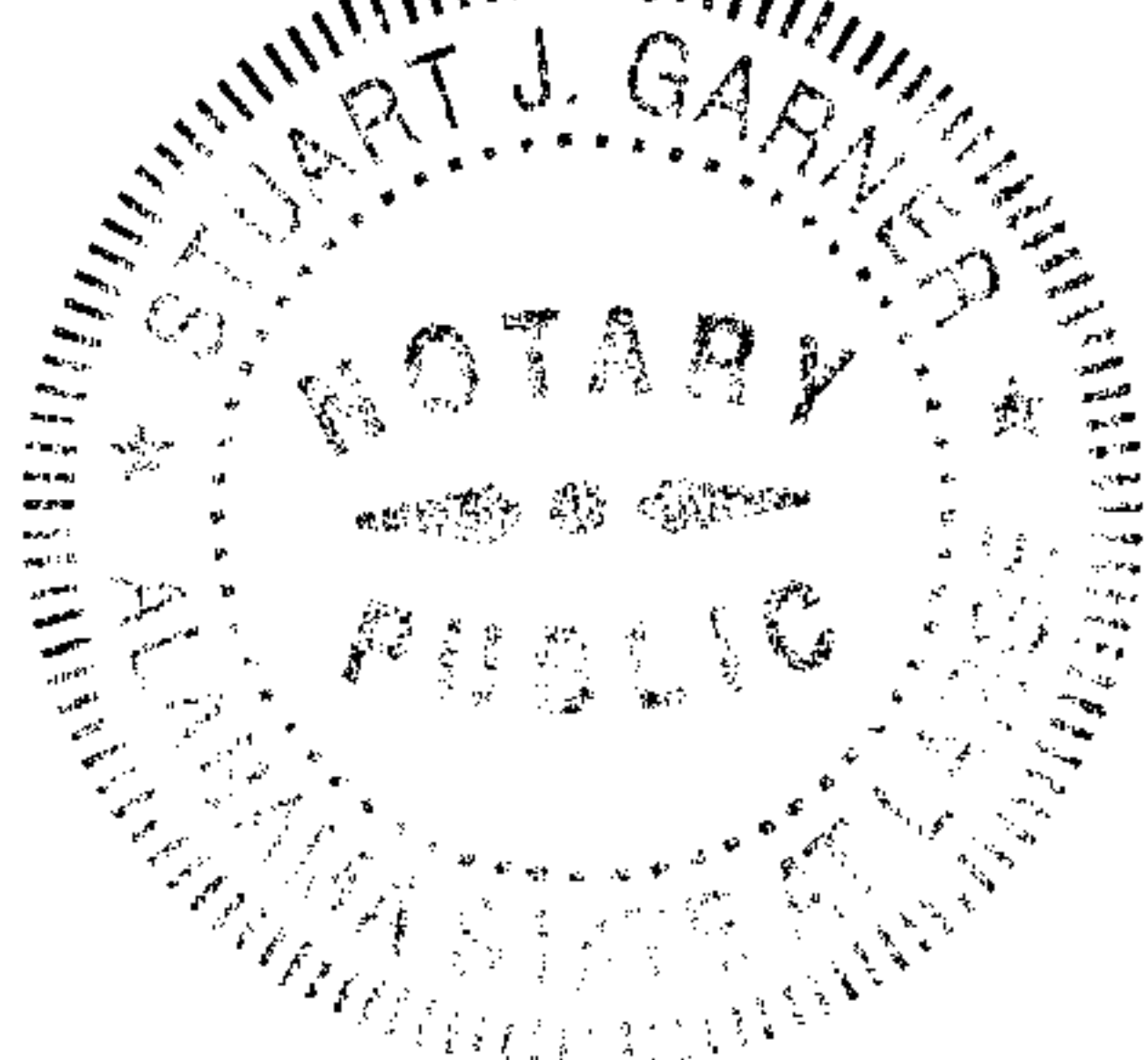
My Commission Expires: 1/28/2008

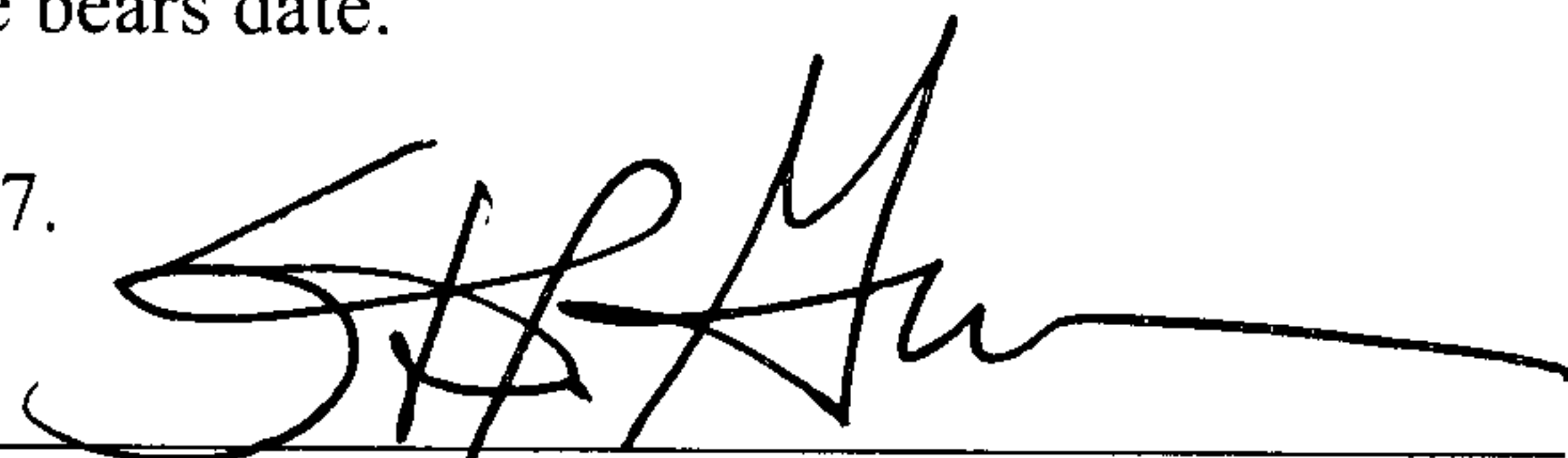
STATE OF ALABAMA

JEFFERSON COUNTY

I, Stuart J. Garner, Notary Public for the State of Alabama, do hereby certify that Walter Zieverink, III, whose name as Attorney in Fact for David Zieverink, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

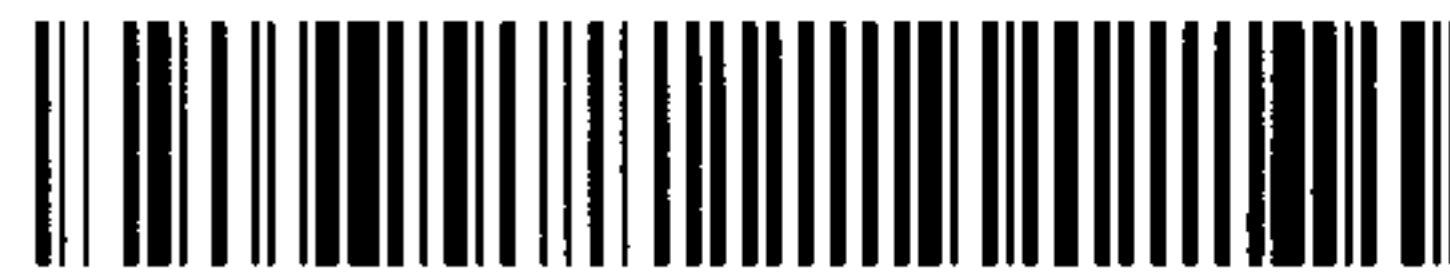
Given under my hand and office seal this the 23rd day of January, 2007.





Stuart J. Garner, Notary Public

My Commission Expires: 1/28/2008



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