

SEND TAX NOTICE TO:


(Name) Jeffrey E. Cwynar
3316 Culloden Way
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Vestavia, Al. 35216

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -


20070625000296600 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
06/25/2007 12:13:03PM FILED/CERT

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

That in consideration of Two hundred eighty-five thousand and no/100 (\$285,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Turlington L. Corbett and his wife Deborah T. Corbett

(herein referred to as grantors) do grant, bargain, sell and convey unto
Jeffrey E. Cwynar and Dawn C. Cwynar

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby

County, Alabama to-wit:

Lot 5, in Block 10, according to the Survey of Kerry Downs, a Subdivision of
Inverness, as recorded in Map Book 5, Page 135/in the Office of the Judge of
Probate of Shelby County, Alabama. and 136

Subject to all easements, restrictions and rights of way of record.

\$285,000.00 of the above mentioned purchase price was paid for from a mortgage loan
which was 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, 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20
day of June, 2007,

WITNESS:

(Seal)

(Seal)

(Seal)

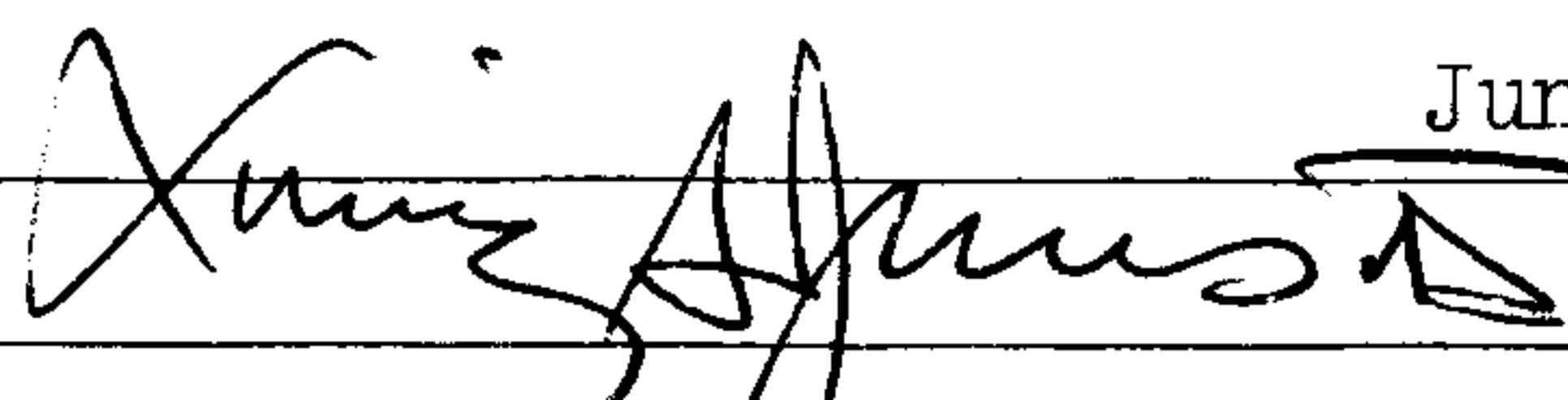
Turlington L. Corbett (Seal)
TURLINGTON L. CORBETT
Deborah T. Corbett (Seal)
DEBORAH T. CORBETT (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Turlington L. Corbett and his wife Deborah T. Corbett
whose name s 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20 day of June, A. D., 2007

MY COMMISSION EXPIRES: 4/30/11



Notary Public