

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
EDWARD D. EVANS and wife, FRANKIE J. EVANS
228 QUEENS GATE
ALABASTER, ALABAMA 35114

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, SHANNON ASHLEY FINN BEANBLOSSOM, a married woman, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto EDWARD D. EVANS and wife, FRANKIE J. EVANS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 246, according to the Map of Cedar Grove at Sterling Gate, Sector 2, Phase 6, as recorded in Map Book 30, Page 86, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2007, which are a lien but not yet due and payable until October 1, 2007.
2. 7.5 foot easement along the rear lot line and a 30 foot minimum building setback line along the front lot line as shown by recorded map.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #20021018000510730, in Instrument #20050524000263230, and in Map Book 30, Page 86.
4. Right-of-way to Alabaster Water and Gas as recorded in Real 124, Page 255 and in Instrument #1992-21807.
5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #20030415000228120 in the Probate Office of Shelby County, Alabama.

THE HEREIN ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE GRANTORS AND HER SPOUSE.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 15TH day of JUNE, 2007.


SHANNON ASHLEY FINN BEANBLOSSOM

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that SHANNON ASHLEY FINN BEANBLOSSOM, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15TH day of JUNE, 2007.


NOTARY PUBLIC

My Commission Expires: 10/31/2007