

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
MARC A. YEARWOOD

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

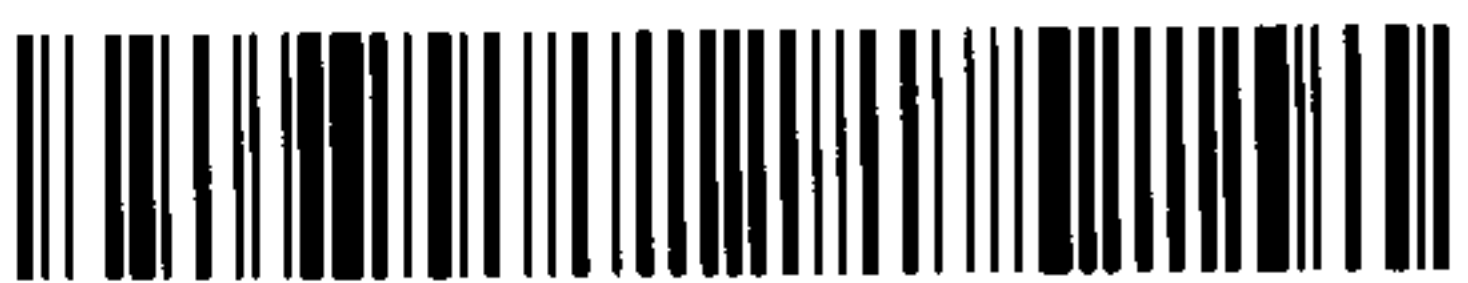
(Address)

STATE OF ALABAMA
COUNTY OF **Shelby**

(Name)

333 LIME CREEK CIRCLE
CHELSEA, AL 35043

(Address)


20070702000310820 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/02/2007 02:14:18PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY FIVE THOUSAND dollars (\$225,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), MICHAEL SHELTON and KAREN SHELTON, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto MARC A. YEARWOOD AND *Dena B Yearwood*, 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:

LOT 55, ACCORDING TO THE MAP AND SURVEY OF LIME CREEK AT CHELSEA PRESERVE, SUBDIVISION 1, AS RECORDED IN MAP BOOK 32, PAGE 25, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 229,800.00 IS FILED HERewith.


TO HAVE AND TO HOLD, to 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 we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple


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of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (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, 06/13/07.

 (Seal)
MICHAEL SHELTON


20070702000310820 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
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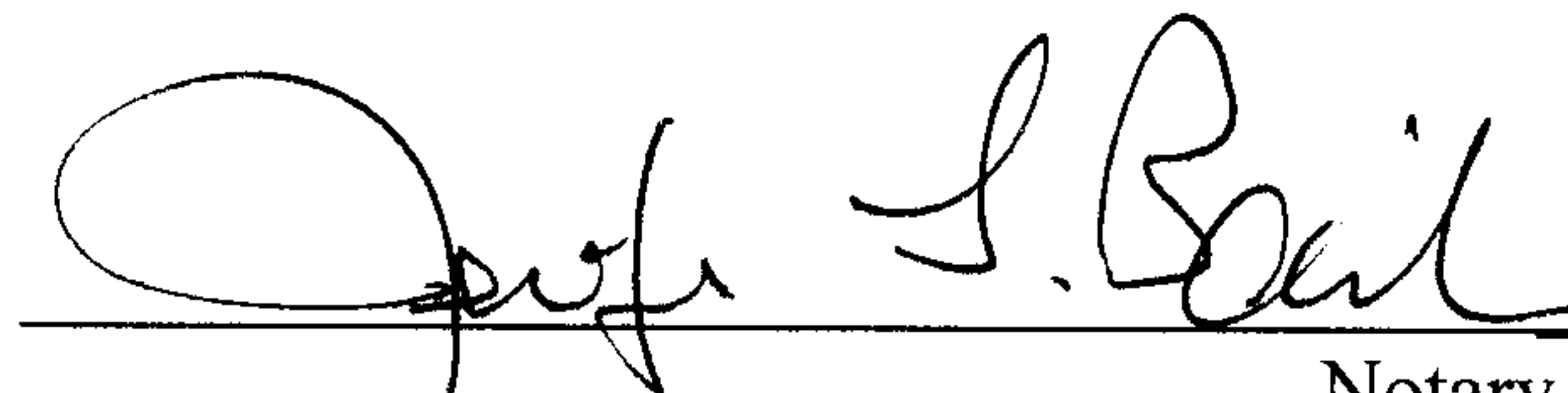
 (Seal)
KAREN SHELTON

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, JENNIFER L BANIK, a Notary Public in and for said County in said State, hereby certify that MICHAEL SHELTON and KAREN SHELTON, 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 06/13/07.


Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC

Jennifer L. Banik
Notary Public, AL State at Large
My Comm. Expires Feb. 1, 2009