

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Six Thousand, One Hundred Fifty and no/100's Dollars (\$206,150.00)** and other good and valuable consideration to the undersigned grantors, **BRYAN T. WARD and wife, TAMMY R. WARD**, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto **MELISSA B. MEYERS and PETER MEYERS** as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80, according to the Final Plat of Narrows Point-Phase 4, as recorded in Map Book 31, Page 105 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

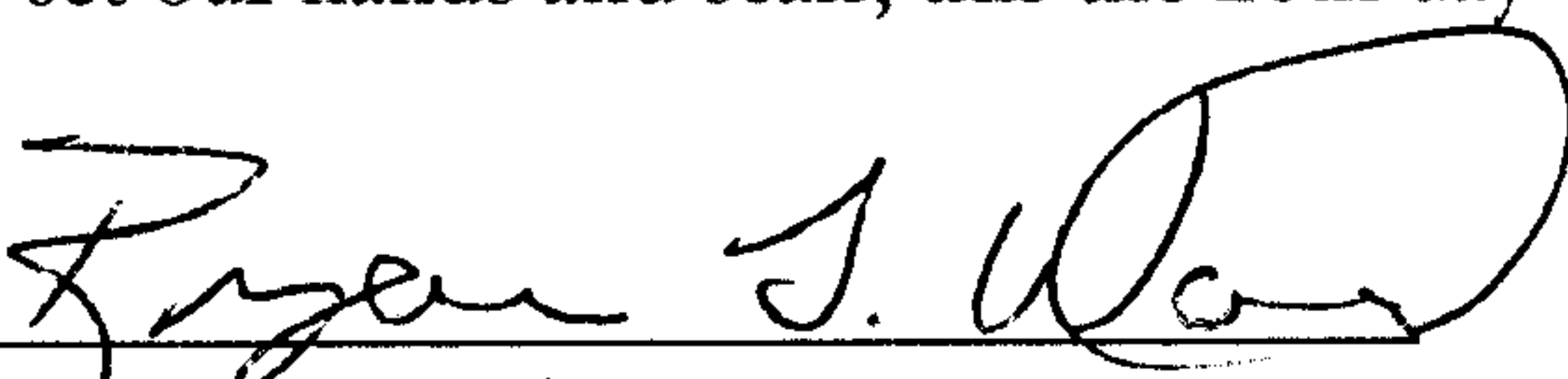
Together with the nonexclusive easement to use the common areas as more particularly described in The Narrows Residential Declaration of Covenants, conditions and Restrictions recorded in Instrument 2000-9755 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto is hereinafter collectively referred to as the "Declaration").

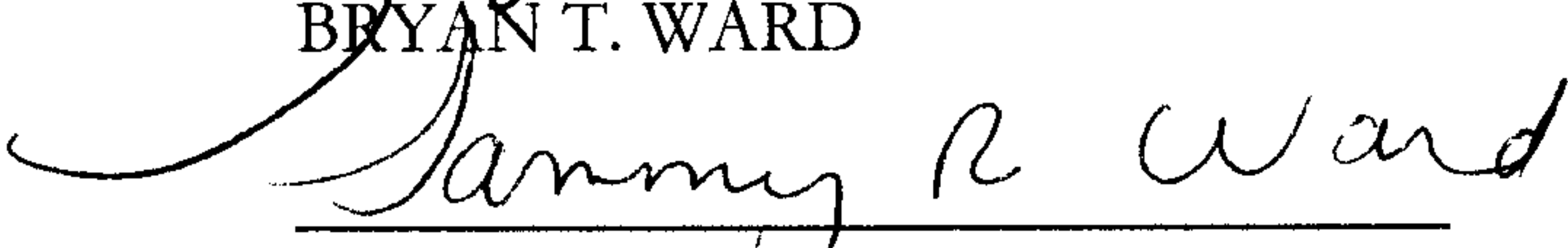
All of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

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 or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, 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 do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this the 28th day of June, 2007.


BRYAN T. WARD


TAMMY R. WARD

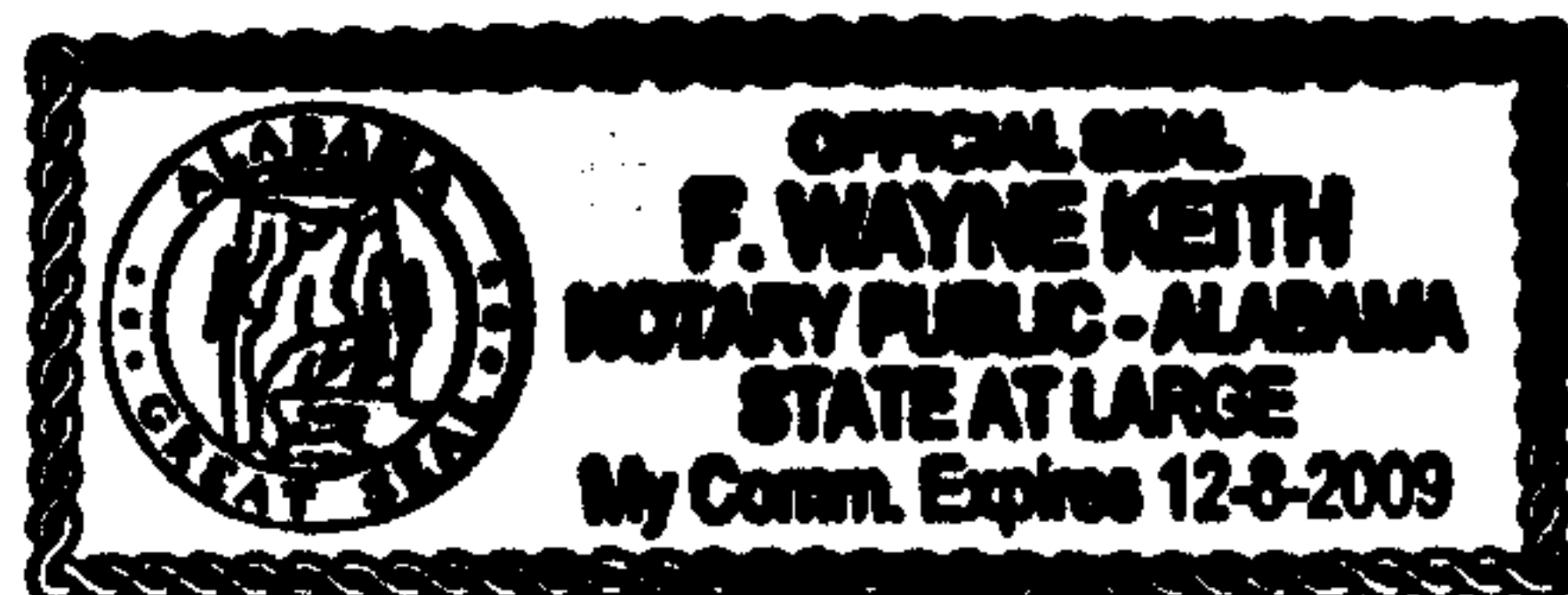


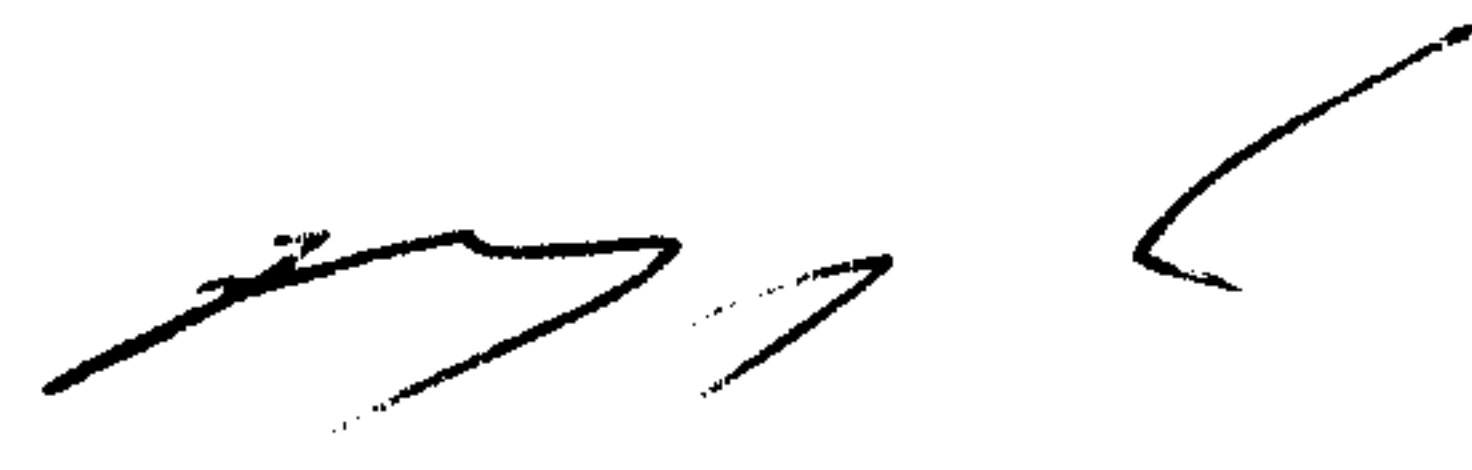
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Shelby Cnty Judge of Probate, AL
07/03/2007 08:59:21AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Bryan T. Ward and Tammy R. Ward, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 28th day of June, 2007.





Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

Send Tax Notice to:
Melissa B. Meyers
2045 Narrows Point Cove
Birmingham, Alabama 35242