


Purchase price \$35,000.00
Initial amount of Mortgage \$229,600.00


20070725000347350 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/25/2007 02:11:23PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
JOHN B. DAVIS, JR.
1031 SOUTH 21ST STREET
BIRMINGHAM, ALABAMA 35205

SEND TAX NOTICE TO:
Richard K. Lawton, III
and Tara Lawton

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED
(WITH RIGHT OF SURVIVORSHIP)

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirty-Five Thousand and No/100 Dollars (\$35,000.00) and other good and valuable consideration, paid to the undersigned grantor, Forest Parks, LLC, an Alabama limited liability company ("Grantor"), by Richard K. Lawton, III and Tara Lawton ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama (the "Premises"), to wit:

Lot 402, according to the Survey of Forest Parks – 4th Sector 1st Phase, as recorded in Map Book 23, at Page 99 A & B, and Instrument No. 1998-03108, in the Probate Office of Shelby County, Alabama

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions and exceptions as shown on the Record Map of Forest Parks, 4th Sector 1st Phase, (3) Easement for Alabama Power Company recorded in Volume 236, Page 829, in the Probate Office of Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, at Page 127; Volume 133, at Page 210; Volume 126, at Page 191, Volume 126, at Page 192; Volume 126, at Page 323; and Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama; (5) Title to all mineral within and underlying the premises, together with all 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 Volume 53, Page 262, in the Probate Office of Shelby County, Alabama; (6) Covenants and Restrictions as set out in Instrument No. 1998-03109.

TO HAVE AND TO HOLD to the Grantee 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.

69362561-01

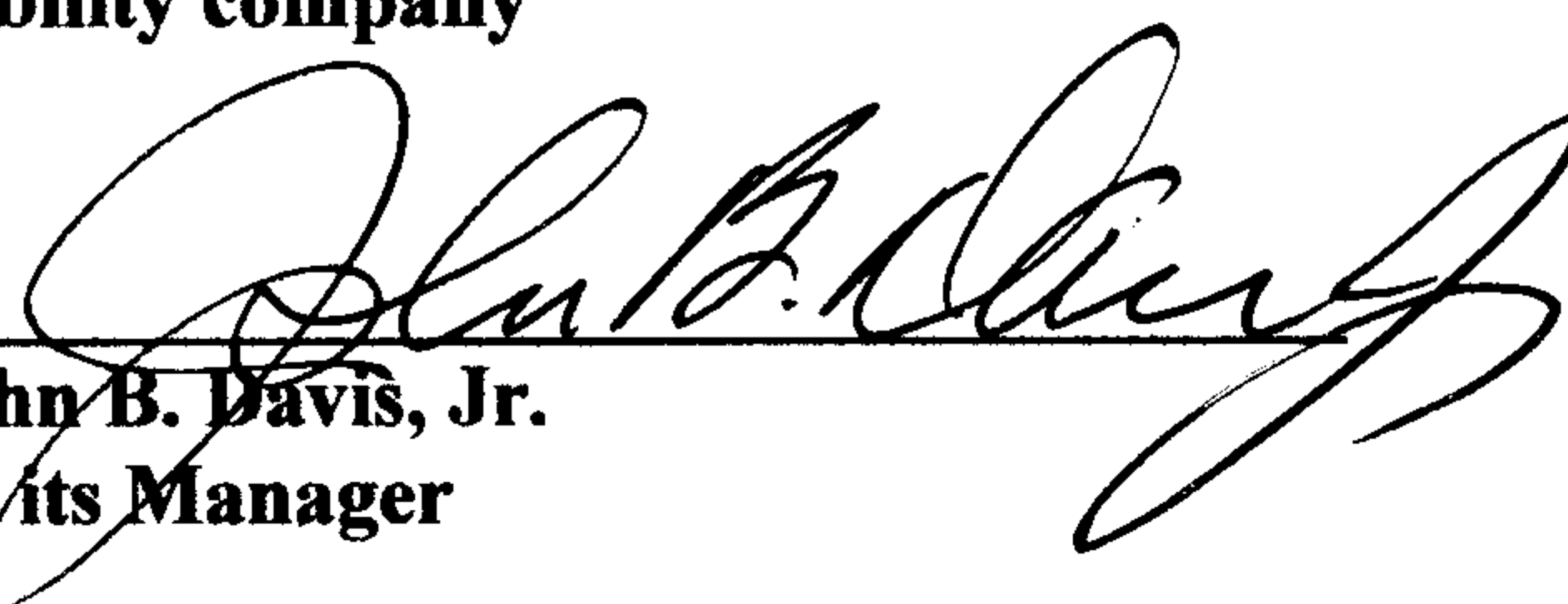
IN WITNESS WHEREOF, the undersigned has executed this conveyance on the
15th day of June, 2007.

WITNESS:

Forest Parks, LLC, an Alabama limited
liability company



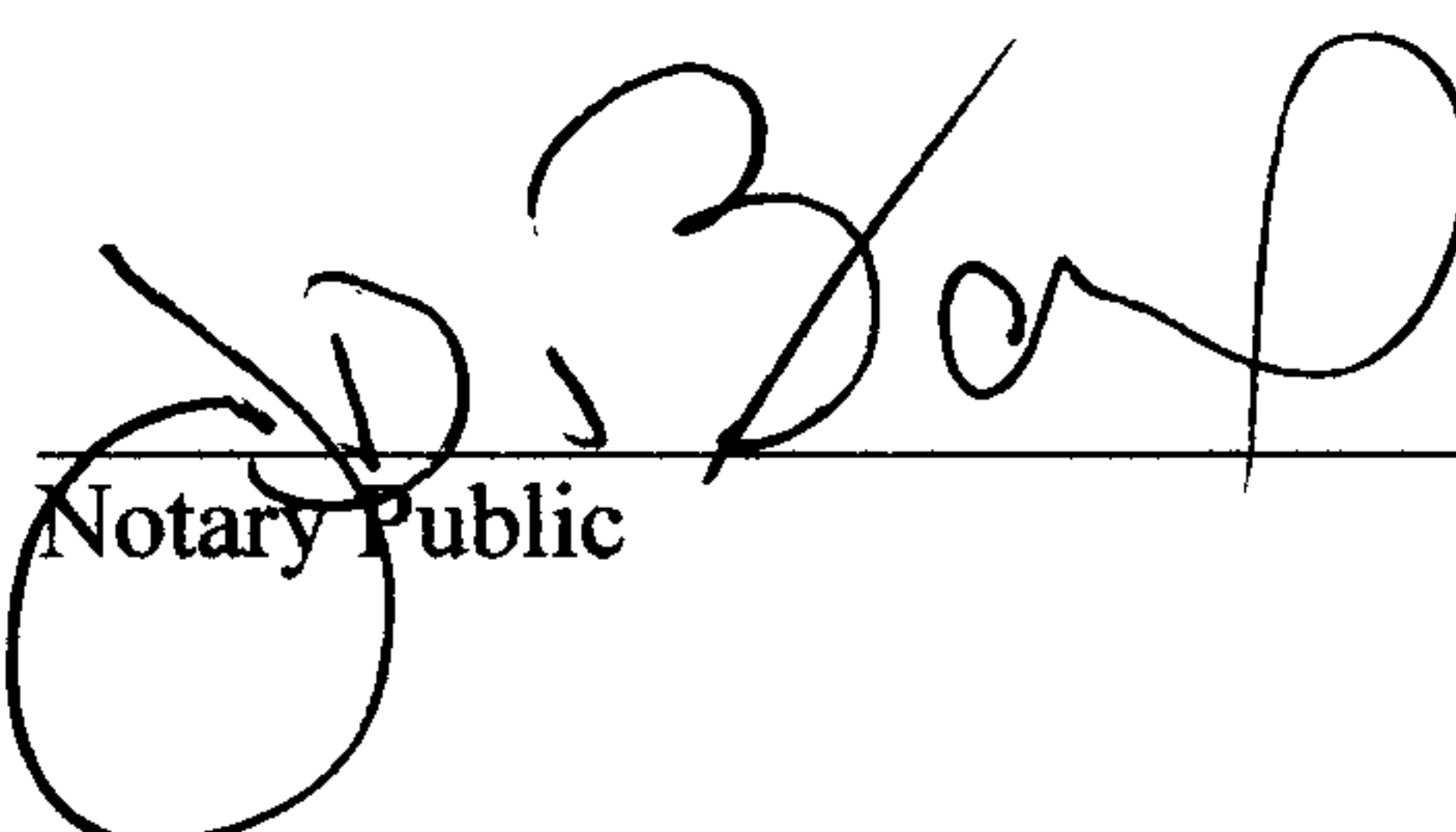
By:


John B. Davis, Jr.
As its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, an Alabama
limited liability company, is signed to the foregoing conveyance and who is known to me,
acknowledged before me on this day, that, being informed the contents of the conveyance,
he, in his capacity as such Manager and with full authority, executed the same voluntarily on
the day the same bears date.

Give under my hand and official seal this 15th day of June, 2007.


Notary Public

My commission expires: 6/29/10