


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:

NICHOLAS BAUMBAUGH
201 HUNTER HILLS CIR
CHICKEN, AL.
35042

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)


20070802000360660 1/1 \$49.50
Shelby Cnty Judge of Probate, AL
08/02/2007 01:25:08PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Ninety-Two Thousand Five Hundred and 00/100 Dollars (\$192,500.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Jimmy R. Argo and wife, Teresa A. Argo (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Nicholas A. Baumbaugh and Ginger S. Baumbaugh (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Hunter Hills, Phase One, as recorded in Map Book 21, Page 71 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

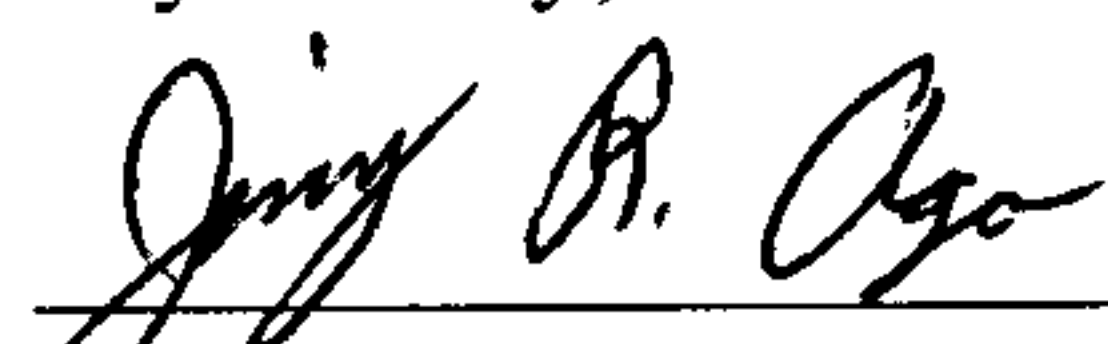
SUBJECT TO: (1) Taxes due in the year 2007 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantors; (4) All matters involving Hunter Hills Homeowners Association.

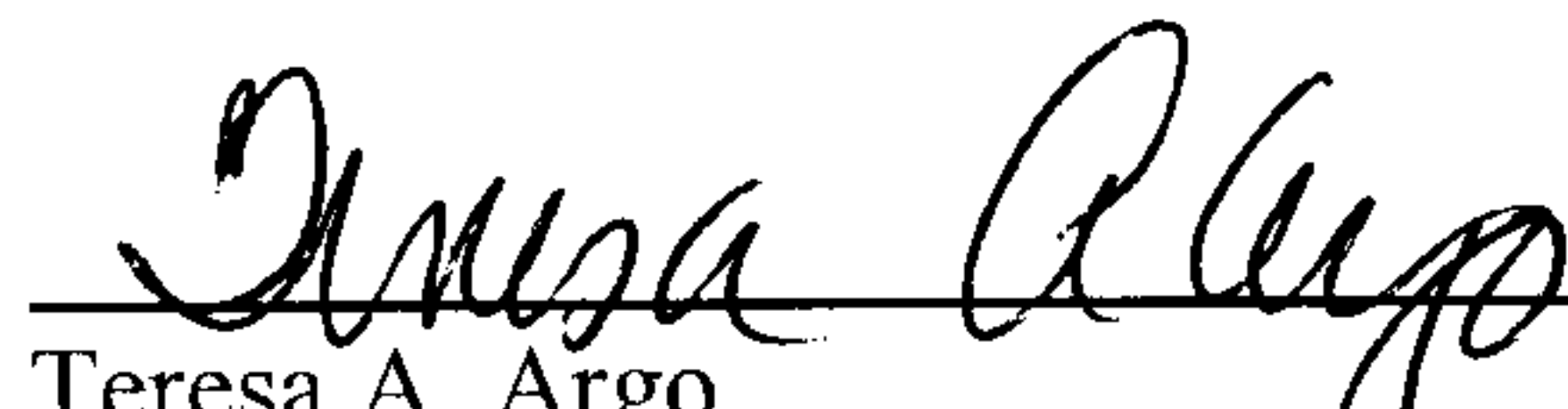
The entire consideration recited herein was derived from two mortgage loans closed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES 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 of reversion.

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 from 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, the undersigned has hereunto set his hand and seal, this the 17th day of July, 2007.


Jimmy R. Argo


Teresa A. Argo

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 08/02/2007
State of Alabama

Deed Tax: \$38.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jimmy R. Argo and wife, Teresa A. Argo, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17th day of July, 2007.


Notary Public
My Commission Expires: 3-1-2010