

Send tax notice to:  
George J. Boohaker  
Lori R. Boohaker  
5047 Indian Valley Road  
Birmingham, AL 35244

20070806000365080 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
08/06/2007 10:13:20AM FILED/CERT

This Instrument Prepared By:  
Gilmer T. Simmons  
Simmons & Simmons, P.C.  
1163 Center Point Parkway  
Suite 100  
Birmingham, Alabama 35215

STATE OF ALABAMA )  
COUNTY OF SHELBY )

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

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Seventy Five Thousand and 00/100 (\$175,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

**Ben J. Schillaci and Sandra Diane Schillaci**, husband and wife,

(herein referred to as grantors) do grant, bargain, sell and convey unto

**George J. Boohaker, Lori R. Boohaker,**

(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 2, Block 7, according to the Survey of Indian Valley, First Sector, as recorded in Map Book 5, page 43, in the Probate Office of Shelby County, Alabama.


Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

\$175,000.00 of the above consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I have hereunto set my hand and seal, this 31st day of July, 2007.

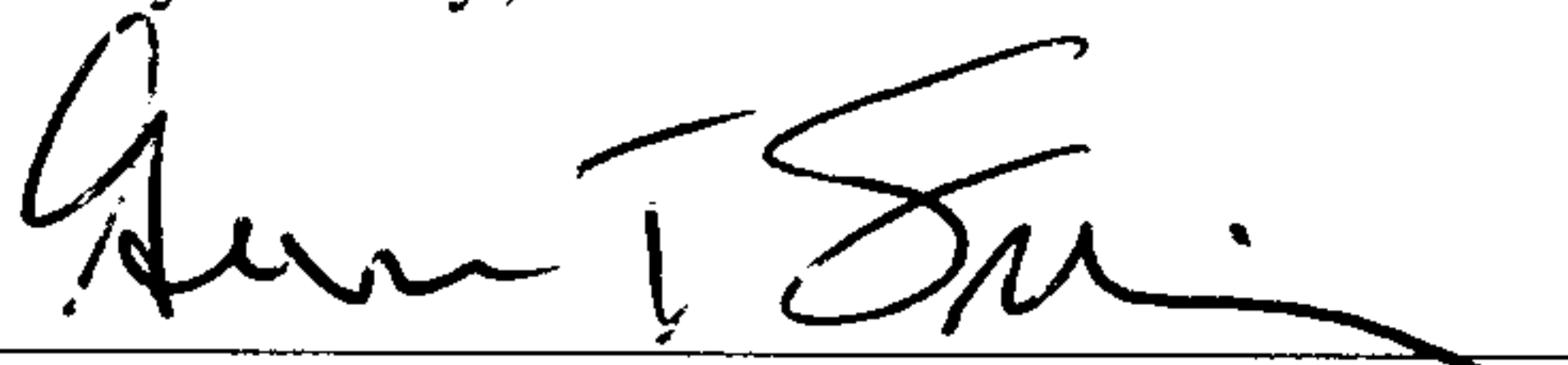
 (Seal)  
**Ben J. Schillaci**

 (Seal)  
**Sandra Diane Schillaci**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, Gilmer T. Simmons, a Notary Public in and for said County, in said State, hereby certify that **Ben J. Schillaci** and **Sandra Diane Schillaci**, husband and wife, 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 the 31st day of July, 2007.

  
Notary Public  
My Commission expires: 12/20/2009