

This instrument was prepared by:

Please Send Tax Notice to:

Stephen D Keith
3500 Independence Drive
Birmingham, AL 35209

Donna J Clark
35 Bart Circle
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Sixty Thousand and 00/100 Dollars (160,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **A W Clark and wife, Janice Clark** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Donna J Clark**, (hereinafter referred to as Grantee) together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 35, according to the Survey of Scottsdale, as recorded in Map Book 6, Page 101, in the Probate Office of Shelby County, Alabama.

\$157,528.00 of the purchase price being paid with a mortgage loan executed and recorded contemporaneously herewith.

Subject to:

1. Taxes for the year 2007 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 1 day of August, 2007.

Shelby County, AL 08/09/2007
State of Alabama

Deed Tax: \$2.50

State of Alabama)
)
Shelby County)

A W Clark

Janice Clark

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that A W Clark and Janice Clark, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that being informed of the contents, he/she executed the same voluntarily for and as hi/hers act on the day same bears date.

Given under my hand and seal this 1 day of August, in the year 2007.

Notary Public

My Commission Expires

3/21/2008

