

This instrument was prepared by:
✓ Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Charles S. Bingham

401 Lake Shore Dr
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Seventy Nine Thousand dollars and Zero cents (\$179,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James A. McBrayer and Linda I. McBrayer, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Charles S. Bingham and Hazel M. Bingham (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2007 and subsequent years, restrictions and rights of way.

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.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of August 2007.

_____	(Seal)	<u>James A. McBrayer</u>	(Seal)
_____	(Seal)	<u>Linda I. McBrayer</u>	(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. McBrayer and Linda I. McBrayer 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 22nd day of August 2007.

[Signature]
Notary Public
My Commission Expires: 10/16/08

20070824000399210 1/2 \$193.00
Shelby Cnty Judge of Probate, AL
08/24/2007 09:19:28AM FILED/CERT

Shelby County, AL 08/24/2007
State of Alabama

Deed Tax: \$179.00





20070824000399210 2/2 \$193.00
Shelby Cnty Judge of Probate, AL
08/24/2007 09:19:28AM FILED/CERT

EXHIBIT A

PARCEL I:

Begin at the NE corner of Lot 4 of Panorama Point Subdivision, as recorded in Map Book 10, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 36 degrees 16 minutes 46 seconds East, a distance of 53.52 feet; thence North 51 degrees 20 minutes 56 seconds East, a distance of 25.08 feet; thence South 34 degrees 13 minutes 59 seconds East, a distance of 122.53 feet; thence South 33 degrees 58 minutes 33 seconds East, a distance of 104.97 feet; thence South 54 degrees 56 minutes 56 seconds West, a distance of 37.37 feet; thence South 48 degrees 04 minutes 43 seconds West, a distance of 44.86 feet; thence North 85 degrees 14 minutes 04 seconds West, a distance of 40.44 feet; thence North 51 degrees 18 minutes 28 seconds West, a distance of 101.37 feet; thence North 48 degrees 54 minutes 44 seconds West, a distance of 57.72 feet; thence North 07 degrees 56 minutes 16 seconds West, a distance of 17.06 feet; thence North 19 degrees 05 minutes 01 seconds East, a distance of 154.19 feet to the POINT OF BEGINNING.

ALSO KNOWN AS Lot 1 according to the survey of McBrayer Addition to Panorama Point Subdivision, to be filed in the Probate Office of Shelby County, Alabama at a later date.