

This instrument was prepared by:
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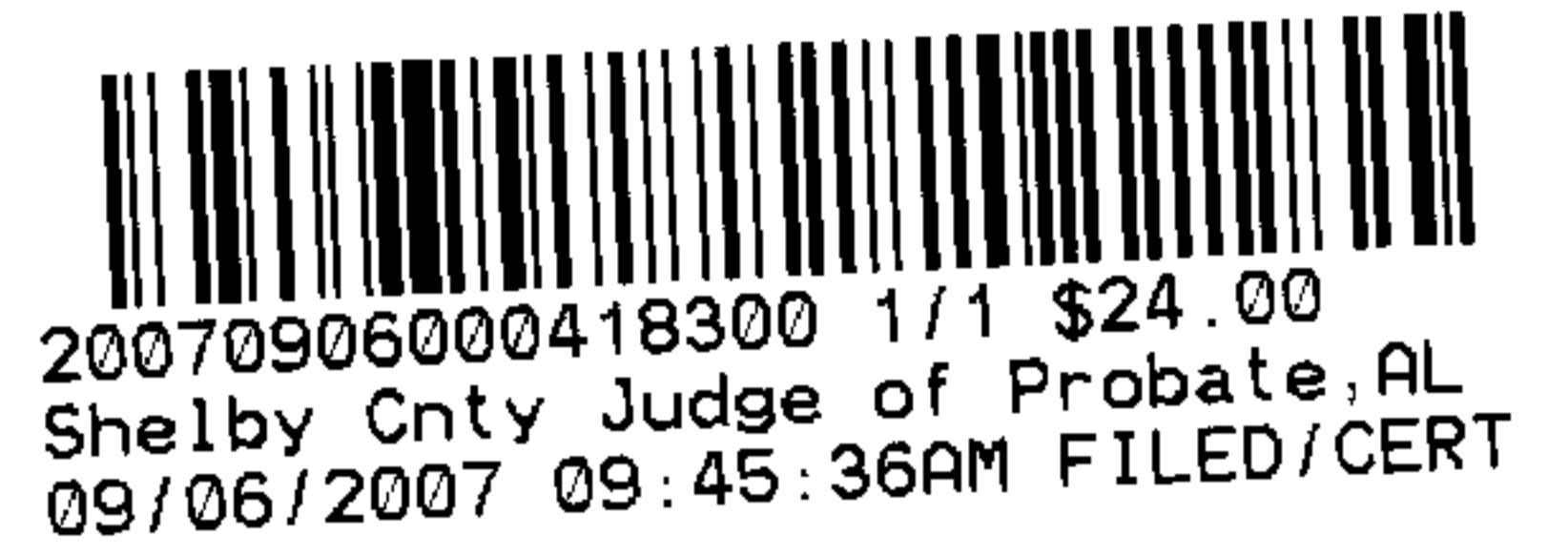
Send Tax Notice To: Bret A. Zabransky
5321 Spring Creek Rd
Montevallo AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Thirteen Thousand dollars and Zero cents (\$13,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, CARL WESSON and CAROLYN R. WESSON, a married couple (herein referred to as grantors) do grant, bargain, sell and convey unto Bret A. Zabransky (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 59, LaCoosa Estates, as recorded in Map Book 5, Page 35, Judge of Probate, Shelby County, Alabama.

LESS AND EXCEPT: Begin at the common corner of Lots 59, 60 and 65, being the Southwest corner of Lot 59; thence run Northwest along the West line of Lot 59, a distance of 148.42 feet to the Northwest corner of Lot 59; thence turn an angle of 78 degrees 35 minutes 00 seconds to the right and run along the line of Lots 58 and 59 a distance of 20.76 feet; thence run an angle of 91 degrees 16 minutes 49 seconds to the right and run a distance of 141.67 feet to the line of Lots 59 and 60; thence turn an angle of 95 degrees 57 minutes 49 seconds to the right and run along the line of Lots 59 and 60, a distance of 47.13 feet to the point of beginning.

Subject to taxes for 2007 and subsequent years.

Constitutes no part of the homestead of the grantor or grantors spouse.

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 27th day of August 2007.

(Seal) Carl Wesson (Seal)
CARL WESSON

(Seal) Carolyn R. Wesson (Seal)
CAROLYN R. WESSON

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CARL WESSON and CAROLYN R. WESSON 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 27th day of August 2007.

Janet F. Pason
Notary Public
My Commission Expires: 10/16/08