

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

Send Tax Notice To: Bret A. Zabransky  
60 S River Rd. 5321 Spring Creek Rd.  
Shelby, AL 35143 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 Fourteen Thousand Five Hundred dollars and Zero cents (\$14,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Cindy Denise Hartley, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Bret A. Zabransky and Paula R. Zabransky (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION**

Subject to taxes for 2007 and subsequent years.

Cindy Boyd and Cindy Denise Hartley are one in the same person.

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

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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, I have hereunto set my hand and seal, this 27th day of August 2007.

(Seal)

*Cindy Denise Hartley*

(Seal)

(Seal)

*(WKA) Cindy Hall Bd*

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

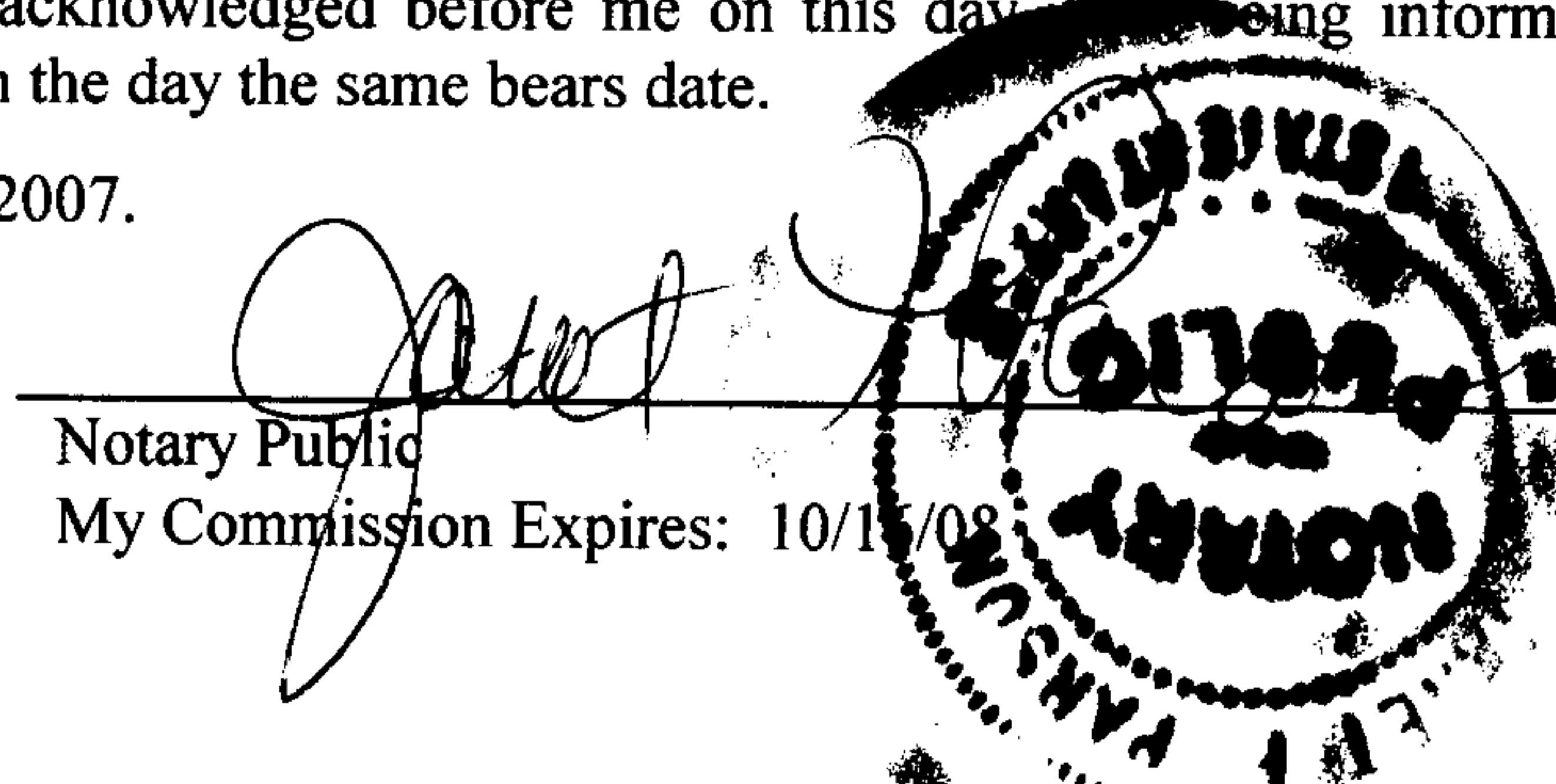
}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cindy Denise Hartley whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of August 2007.



**Legal description:**

Lot 60, according to the Survey of LaCoosa Estates, as recorded in Map Book 5, Page 35 in the Probate Office of Shelby County, Alabama.

**LESS AND EXCEPT:**

A small triangular portion of land to described as follows: commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 13, Township 24 North, Range 15 East; thence run North 0 degrees 10 minutes 12 seconds East along the West line of said 1/4 - 1/4 section 213.60 feet; thence South 89 degrees 49 minutes 48 seconds East run 291.04 feet to a point on the Easterly margin of Lakeshore Drive; thence North 6 degrees 17 minutes 41 seconds West run along the East margin of said Lakeshore Drive 173.63 feet to a curve to the right; having a central angle of 74 degrees 16 minutes 50 seconds and a radius of 13.20 feet; thence continue along the arc of said curve 17.12 feet to the P.T. of curve; thence North 67 degrees 59 seconds 07. seconds East 124.60 feet; thence South 18 degrees 39 minutes 23 seconds East run 336.02 feet; thence South 28 degrees 49 minutes 05 seconds East run 257.16 feet to the Point of Beginning; thence South 24 degrees 55 minutes 42 seconds West run 43.01 feet; thence North 59 degrees 26 minutes 47 seconds West run 23.91 feet; thence North 55 degrees 15 minutes 41 seconds East run 47.12 feet to the Point of Beginning. Situated in Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL  
09/06/2007 09:46:40AM FILED/CERT