

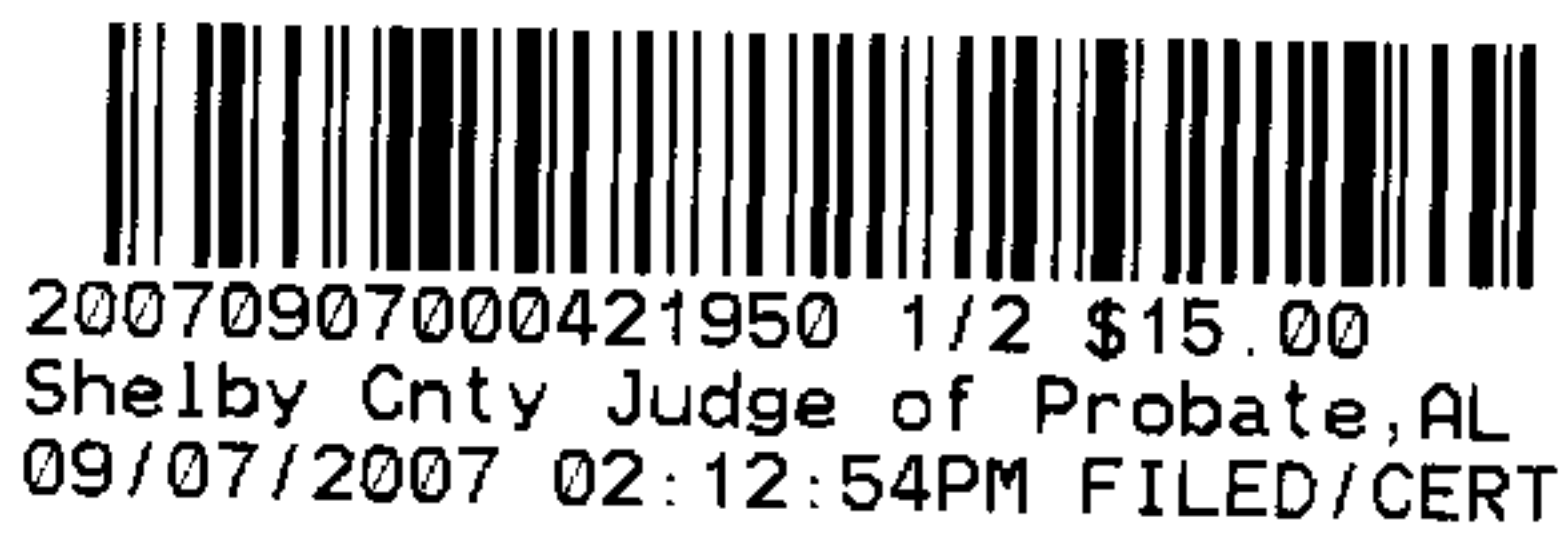
PREPARED BY:
RILEY & RILEY, P.C.
1950 Stonegate Drive, Suite 150
Vestavia Hills, Alabama 35242

FILE #B24886

SEND TAX NOTICE TO:
DAVID SEILER
MINDY GAIL SEILER
700 Olde Towne 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) Dollars and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, Michael W. Donahoo, by and through Tracy L. Mayfield-Donahoo, his Attorney in Fact and Tracy L. Mayfield-Donahoo, husband and wife, herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto David Seiler and Mindy Gail Seiler herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 1, according to the map or survey of Olde Towne Forest, 2nd Addition, as recorded in Map Book 12, Page 85, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

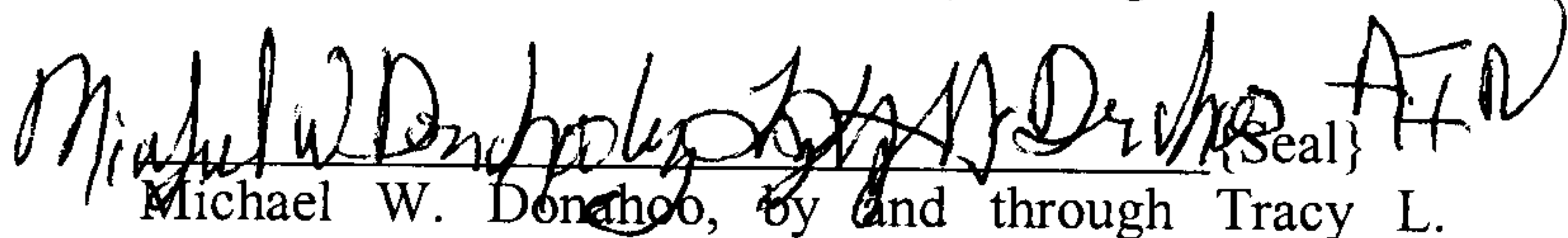
1. Advalorem property taxes for the current tax year, 2007.
2. Easements, restrictions, covenants and reservations of record.

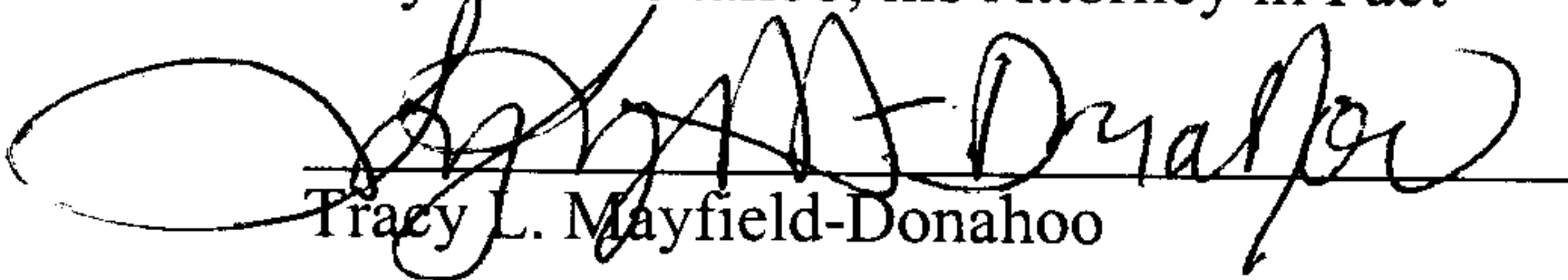
Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$160,000.00 to secure an amount borrowed to finance the above described property.

TO HAVE AND TO HOLD to the said GRANTEE 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 August, 2007.


Michael W. Donahoo, by and through Tracy L. Mayfield-Donahoo, his Attorney in Fact {Seal}


Tracy L. Mayfield-Donahoo {Seal}

B-2 + 886

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Tracy L. Mayfield-Donahoo, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2007.

Frances C. Cain
Notary Public

My commission expires 7-13-2009

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public, in and for said State of Alabama at Large, hereby certify that TRACY L. MAYFIELD-DONAHOO, whose name as Attorney in Fact for MICHAEL W. DONAHOO, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 31ST day of August, 2007.

Frances C. Cain
NOTARY PUBLIC

My Commission expires 7-13-2009

