

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

Send Tax Notice To: Bruce O. Hamilton
3409 Collingswood Road
Harpersville, AL 35078


WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20070918000437250 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
09/18/2007 11:29:48AM FILED/CERT

That in consideration of Two Hundred Eighty Three Thousand Eight Hundred Eighteen dollars and Zero cents (\$283,818.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Roland H. Henson and wife, Patricia P. Henson (herein referred to as grantors) do grant, bargain, sell and convey unto Bruce O. Hamilton and Regennia T. Hamilton (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 23, according to the survey of THE WILLOWS, Phase One, as recorded in Map Book 27, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2007 and subsequent years.

Constitutes no part of the homestead of the grantor or grantor's 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.

(\$283,818.00) 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 14th day of September 2007.

Roland H. Henson

(Seal)

By: Patricia P. Henson as Attorney in Fact as
Roland H. Henson

By: Patricia P. Henson as Attorney in Fact as
recorded in Inst. #20041122000641100 in the
Office of the Judge of Probate of Shelby County,
Alabama.

(Seal)

Patricia P. Henson
Patricia P. Henson

(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 Patricia P. Henson, individually and as Attorney in Fact for Roland H. Henson 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September 2007.


Notary Public

My Commission Expires: 10/16/08

