

This instrument was prepared by:
Shelby County Abstract & Title Co., Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: John W. Boyles
2608 Waltham Drive
Huntsville, AL. 35811

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20071009000470800 1/2 \$164.00
Shelby Cnty Judge of Probate, AL
10/09/2007 12:57:08PM FILED/CERT

That in consideration of One Hundred Fifty Thousand dollars and Zero cents (\$150,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Basil R. Smith, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto John W. Boyles and Jimmie L. Boyles (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, easements, restrictions, rights of way, and permits of record.

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, I have hereunto set my hand and seal, this 7th day of September, 2007.

_____ (Seal)	<u>Basil R. Smith</u> (Seal)
_____ (Seal)	<u>By Richard B. Smith</u> (Seal)
_____ (Seal)	By: Richard B. Smith, Attorney in Fact under Power of Attorney recorded in Instrument #20020816000390570, in the Probate Office of (Seal) Shelby County, Alabama.
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard B. Smith, whose name as Attorney in Fact for Basil R. Smith, 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 he/she executed the same voluntarily on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal this 7th day of September, 2007.

My commission expires: 10/16/2008

Notary Public

Shelby County, AL 10/09/2007
State of Alabama
Deed Tax: \$150.00

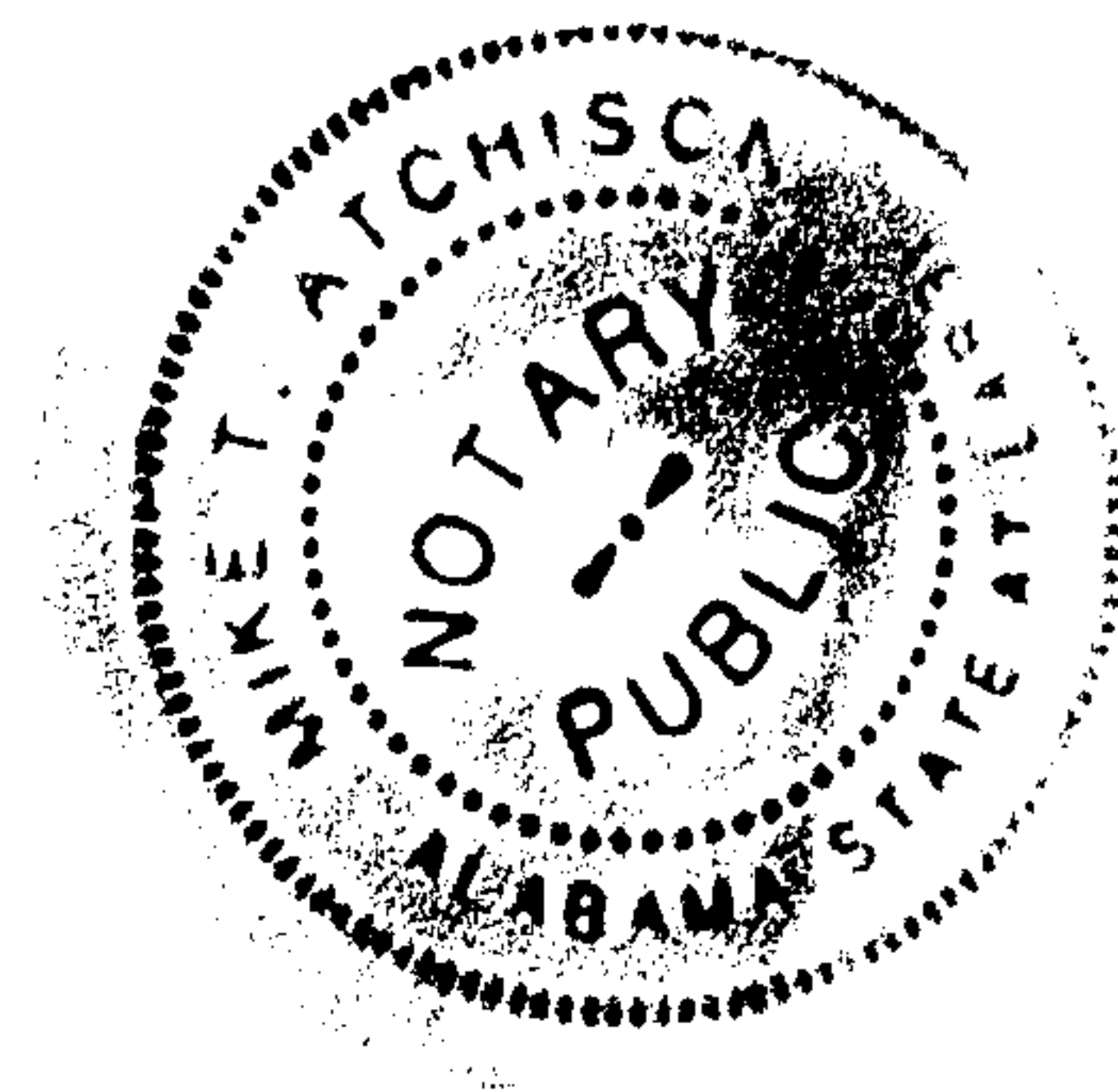


EXHIBIT A

Commence at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run South along the East line thereof for 442.45 feet to the point of beginning; thence continue last described course for 681.09 feet; thence 113 degrees 13 minutes 12 seconds right run northwesterly 464.77 feet to the easterly R/W of Shelby County Road \$407; thence 90 degrees 28 minutes 08 seconds right and run northerly along said R/W for 74.14 feet to a curve to the left (having a radius of 810.58 feet and a central angle of 8 degrees 41 minutes 04 seconds); thence run along said curve for 122.86 feet to a curve to the left (having a radius of 548.42 feet and a central angle of 18 degrees 45 minutes 52 seconds); thence run along said curve and R/W for 179.61 feet to a curve to the left (having a radius of 1263.59 feet and a central angle of 6 degrees 01 minute 30 seconds); thence run along said curve and R/W for 132.87 feet; thence 96 degrees 04 minutes 33 seconds from cord of said curve run easterly 354.84 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Thomas E. Simmons, LS# 12945, dated August 29, 2007.



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