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

Send Tax Notice To: Jason F. Shanks
101 Thatcher Drive
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20071023000491840 1/1 $12.00
Shelby Cnty Judge of Probate, AL
10/23/2007 04:03:30PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Thirty Three Thousand dollars and Zero cents ($233,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gary D. Barnett (herein referred to as grantors) do grant, bargain, sell and convey unto Jason F. Shanks and Shannon E. Shanks (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 1, according to the Survey of Wyndsor Trace, Phase 1, as recorded in Map Book 37, Page 63, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years.

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.

($233,000.00) 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 19th day of October 2007.

_____ (Seal)

Gary D Barnett (Seal)
Gary D. Barnett
By: Janet F. Parson, as Attorney in Fact as
Recorded in Inst. #_____
In the Probate Office of Shelby County, Alabama.
By Janet F Parson, Atty in Fact

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 Janet F. Parson, as Attorney in Fact for Gary D. Barnett, 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of October 2007.

Amanda Bailey
Notary Public
My Commission Expires: 9/20/2008

AMANDA BAILEY NOTARY PUBLIC ALABAMA STATE AT LARGE