

406551

This instrument was prepared by:
Esco & Benson, LLC
547 South Lawrence Street
Montgomery, AL 36104

SEND TAX NOTICE TO:
Charles & Diana St. John
5054 Eagle Crest Road
Birmingham, Alabama 35242

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**


20071213000563200 1/2 \$32.50
Shelby Cnty Judge of Probate, AL
12/13/2007 11:59:32AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THREE HUNDRED SIXTY FIVE THOUSAND AND NO/100'S (\$365,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **GREG C. WALES AND TAMMY L. WALES, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **CHARLES ST. JOHN AND DIANA ST. JOHN** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

See Attached Exhibit A

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

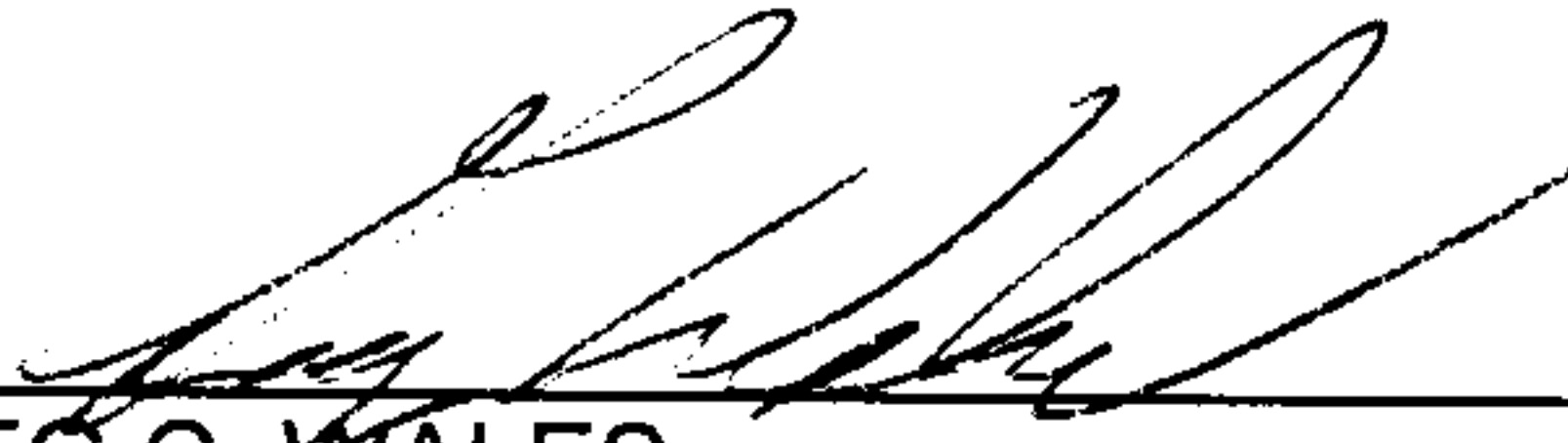
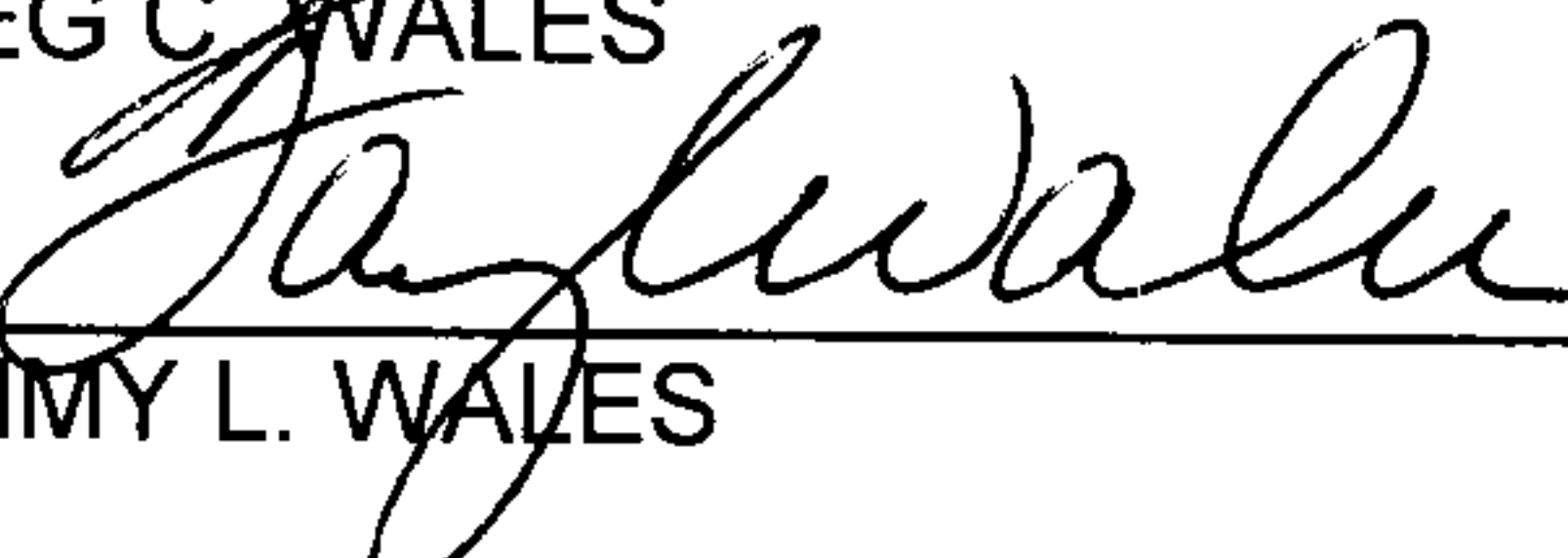
\$346,750.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

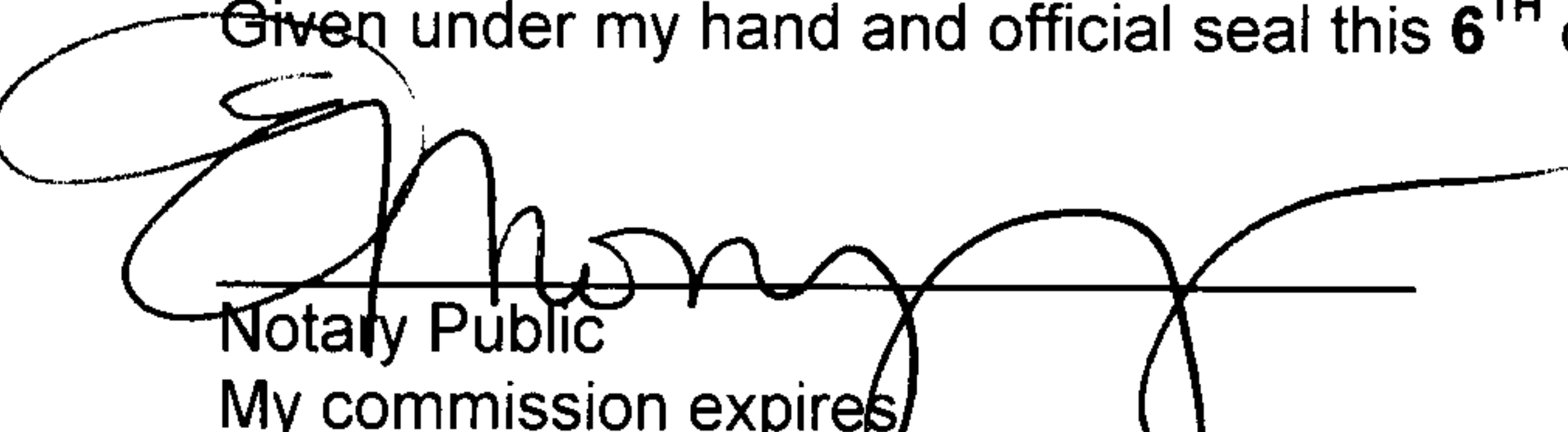
IN WITNESS WHEREOF, we, **GREG C. WALES AND TAMMY L. WALES**, have hereunto set my (our) hand(s) and seal(s) this the **6TH** day of **DECEMBER**, 2007


_____(SEAL)
GREG C. WALES

_____(SEAL)
TAMMY L. WALES

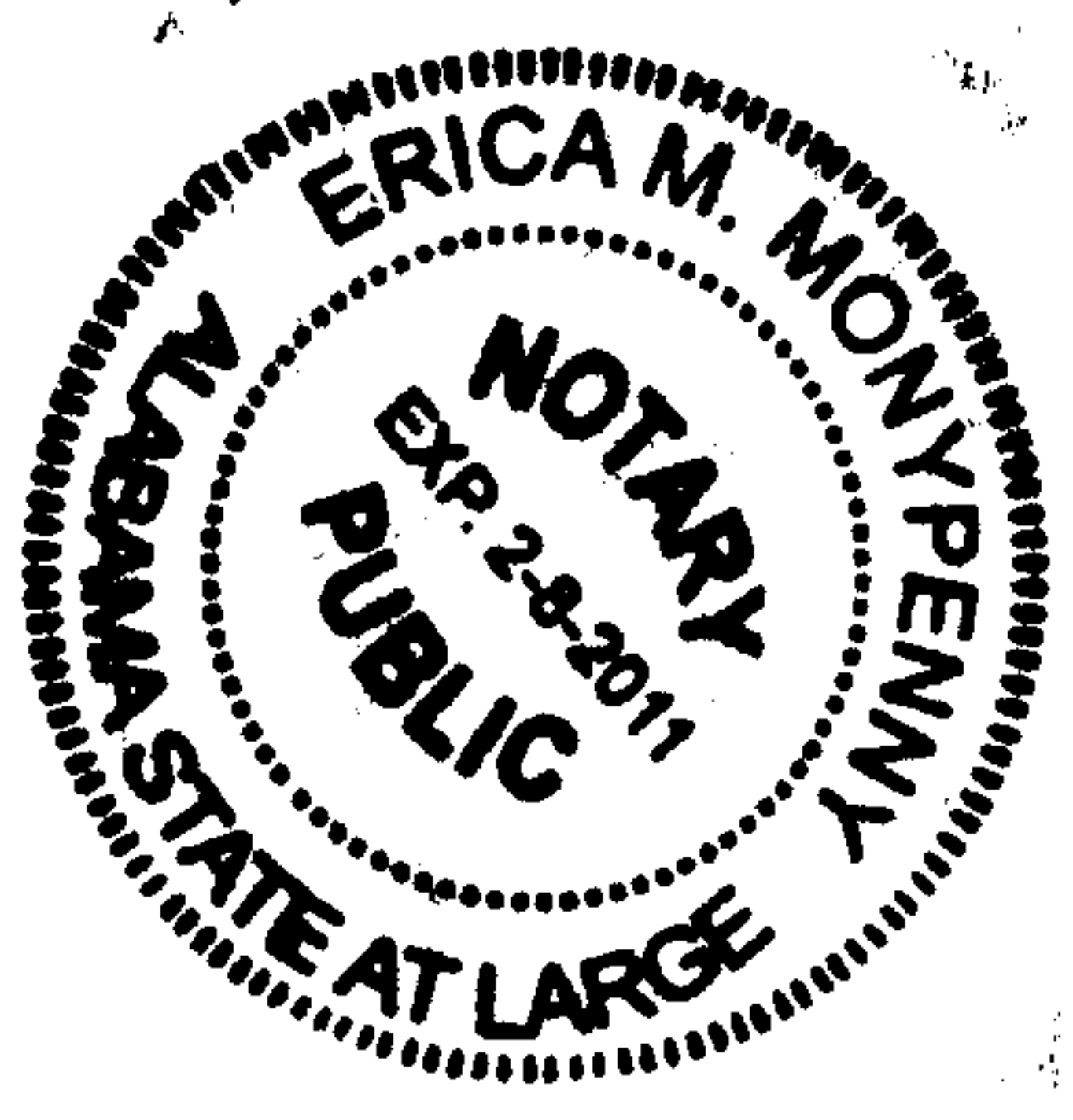
**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **GREG C. WALES AND TAMMY L. WALES** whose names are signed to the foregoing conveyance, and who are 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 **6TH** day of **DECEMBER**, 2007



Notary Public
My commission expires _____




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EXHIBIT "A"

**LOT 535, ACCORDING TO THE SURVEY OF EAGLE POINT, 5TH SECTOR, AS
RECORDED IN MAP BOOK 18, PAGE 138, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**