

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

Send Tax Notice To: David McCall

411 Highway 99
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20071226000576080 1/1 \$24.50
Shelby Cnty Judge of Probate, AL
12/26/2007 09:40:06AM FILED/CERT

That in consideration of Fifty Two Thousand Six Hundred dollars and Zero cents (\$52,600.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Donald Wayne Vansant and wife, Heidee B. Vansant (herein referred to as grantors) do grant, bargain, sell and convey unto David McCall and Cynthia McCall (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 8, Township 24 North, Range 15 East and run West along the North line and an extension thereof 1970.23 feet to the point of beginning; thence continue along the last described course 388.35 feet; thence 99 degrees 01 minute 18 seconds left for 1091.50 feet to the northerly right of way of a county road; thence 102 degrees 03 minutes 24 seconds left and run along said right of way for 56.66 feet to a curve to the right with a radius of 649.50 feet; thence run along said curve for 206.19 feet; thence continue along said right of way for 314.96 feet; thence 106 degrees 31 minutes 24 seconds left and run 1056.35 feet to the point of beginning.

According to the survey of Thomas E. Simmons, RLS #12945, dated April 23, 1990.

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.

(\$39,450.00) 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 18th day of December 2007.

_____	(Seal)	<u>Donald Wayne Vansant</u>	(Seal)
Shelby County, AL 12/26/2007		Donald Wayne Vansant	
State of Alabama	(Seal)	<u>Heidee B. Vansant</u>	(Seal)
Deed Tax: \$13.50		Heidee B. Vansant	
_____	(Seal)	_____	(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 Donald Wayne Vansant and wife, Heidee B. Vansant 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 18th day of December 2007.

[Signature]
Notary Public
My Commission Expires: 10/16/08

