

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
David J. Hensen, Jr.
2027 River Birch Way
Birmingham, AL 35242

20080225000073630 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/25/2008 08:34:53AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Two Hundred Ninety-Nine Thousand and No/100-----
-----(\$299,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we, Jessica N. Hill, an unmarried woman
and David J. Hill, an unmarried man

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

David J. Hensen, Jr. and Kay F. Hensen

(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 2, according to the Survey of Birch Creek Phase 2, as recorded in
Map Book 35, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 310,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 19th
day of February, 2008.

Jessica N. Hill (Seal)
Jessica N. Hill (Seal)

David J. Hill by John R. Hereford (Seal)
David J. Hill by
John R. Hereford, his Attorney-in-Fact (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify
that Jessica N. Hill
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me,
acknowledged before me on this day, that, being informed of the contents of the conveyance
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February, A.D., 2008.

My Commission Expires: 4/21/08

William H. Halbrooks
William H. Halbrooks, Notary Public

STATE OF ALABAMA

Representative Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Hereford whose name as Attorney-in-Fact for/of David J. Hill, 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, in his/her capacity as such Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February

My Commission Expires: 4/21/08

William H. Halbrooks
William H. Halbrooks, Notary Public

