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/CER

WARRANTY DEED.	JOINT TENANTS	WITH RIGHT	OF SURVIVORSHIP	

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

My Commission Expires: 4/21/08

That in consideration of Two Hundred Ninety-Nine Thousand and No/100-----

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 She1by County, Alabama to-wit:

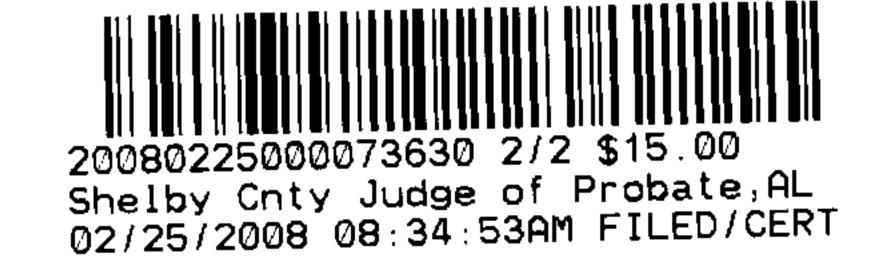
Lot 2, according to the Survey of Birch Creek Phase 2, as recorded in Map Book 35, Page 88, in the Probate Office of Shelby County, Alabama. Subject to current taxes, easements and restrictions of record.

\$ 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,	, <u>we</u> have her	reunto set <u>our</u> hand(s) and sea	
lay of February, 2008.		Daviel J. Hell, by	
Jessica N. Hill	(Seal)	Joh R. Hend	(Seal)
Jesica N. Hill	(Seal)	David J. Hill by John R. Hereford, his A	ttornex-in-Fac
STATE OF ALABAMA) JEFFERSON COUNTY)			
		and for said County, in said State	e, hereby certify
that	······································	ea N. Hill	
whose name(s) is/are signed to the			
acknowledged before me on this d	lay, that, being i	ntormed of the contents of the c	onveyance
he/she/they executed the same vol	untarily on the	lay the same bears date	
Given under my hand and o	official seal this	19th day of February,	A.D., 2008.
		しょうしょ イベン・ハイン マップ・ペー	



STATE OF ALABAMA

Representative Acknowledgment

JEFFERSON COUNTY

	I, the undersigned, a Notar	ry Public in and f	for said	County,	in said State	e, hereb	y certify	
that		John R. Hereford						
whose r	name as Attorney-in-Fact							
for/of _		David J. Hill				_ ,		
is signe	d to the foregoing conveya	ance, and who is	known	to me, ac	knowledge	d befor	e me on tl	nis
day that	, being informed of the co Attorney-in-Fact ex	ntents of the conxecuted the same	•			-		
	Given under my hand and	official seal this	<u>19th</u>	day of	February	AD	4.4200800 200800	
My Cor	nmission Expires: 4/21/08		Will	iam H. F	Ialbrooks, N	Tofaty I	Public C	