

This instrument was prepared by:
L. Brooks Burdette
The Burdette Law Firm P.C.
133 Glenn Ave.
Trussville, AL 35173

Send Tax Notice To: Bradford Zeller
5319 Greystone Way
Birmingham, AL 35244



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **One Hundred Thirty Five Thousand Six Hundred Seventy Four dollars and Fifteen cents (\$135,674.15)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Mark S. Shoemaker, a single man, Lisa M. Shoemaker now known as Lisa Zeller, and husband Bradford Zeller** (herein referred to as grantors) do grant, bargain, sell and convey unto **Bradford Zeller, and wife Lisa Zeller** (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 11, according to the Map of Greystone, 6th Sector, as recorded in Map Book 17, Page 54 A, B & C in the Probate Office of Shelby County, Alabama.

This Deed is being made pursuant to that certain provisions of the Final Judgment of Divorce rendered between Lisa M. Shoemaker and Mark S. Shoemaker in the Circuit Court of Shelby County, Alabama under Case Number DR-2004-366 and signed by the Honorable Judge D. Al Crowson on August 21, 2005.

Subject to easements, reservations and restrictions at record

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 hands and seals, this 28th day of December, 2007.

(Seal)

Mark S. Shoemaker (Seal)

(Seal)

Lisa M. Shoemaker now known as Lisa Zeller (Seal)

(Seal)

Bradford Zeller (Seal)

\$135,674.15 of the consideration herein derived from a Mortgage closed simultaneously herewith.

(Seal)

STATE OF ALABAMA

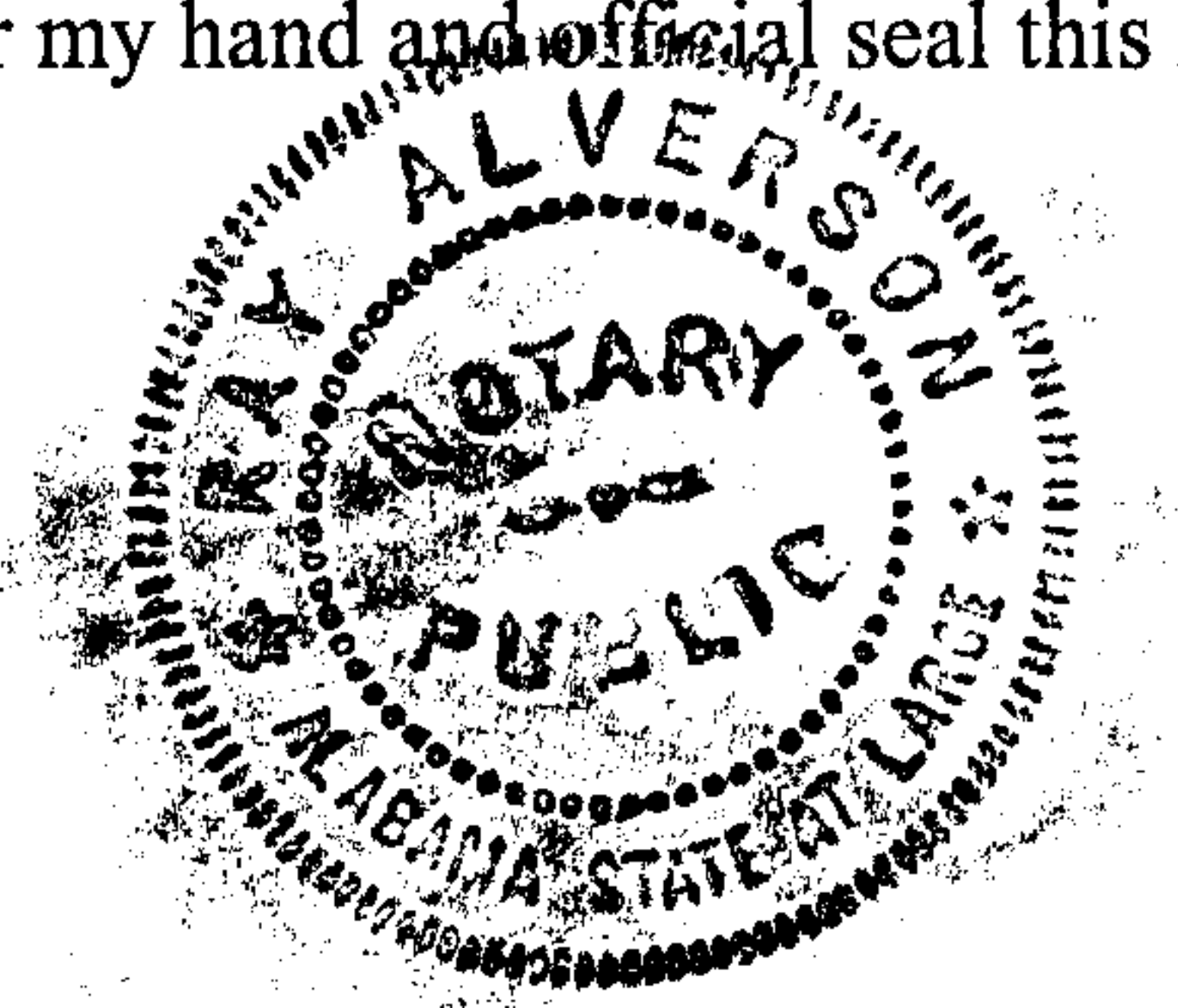
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General Acknowledgment

JEFFERSON COUNTY

I, **Ray Alverson**, a Notary Public in and for said County, in said State, hereby certify that **Mark S. Shoemaker, a single man Lisa M. Shoemaker now known as Lisa Zeller, and husband Bradford Zeller** 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 28th day of December, 2007.



Ray Alverson, Notary Public
MY COMMISSION EXPIRES OCTOBER 24, 2011