

20080314000105900 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
03/14/2008 11:45:47AM FILED/CERT

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Christian M. Bouldin
name
508 Meadow Ridge Circle
address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$249,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
F. Carter Wood and wife, Brenda Joyce Wood

(herein referred to as grantors) do grant, bargain, sell and convey unto Christian M. Bouldin and wife, Lana Denson

(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 8, according to the Survey of Meadow Brook Cluster Homes, 1st Sector, as
recorded in Map Book 13, page 20, in the Probate Office of Shelby County,
Alabama.

Mineral and mining rights excepted.
Subject to taxes for 2008.
Subject to items on attached Exhibit "A".

\$ 224,900.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Shelby County, AL 03/14/2008
State of Alabama
Deed Tax: \$25.00

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 10th
day of March, 2008.

_____(Seal) F. Carter Wood _____(Seal)
F. Carter Wood
_____(Seal) Brenda Joyce Wood _____(Seal)
Brenda Joyce Wood
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment


I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
F. Carter Wood and wife, Brenda Joyce Wood
whose name(s) 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 10th day of March A.D., 2008

Larry L. Halcomb
Larry L. Halcomb Notary Public

My Commission Expires January 23, 2010

EXHIBIT "A"


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NOTE: Map Book 13, page 20 shows the following reservation:

Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".

Restrictions as shown by recorded map.

Building line(s) as shown by recorded map.

Easement(s) as shown by recorded map.

Restrictions appearing of record in Volume 153, page 921 and Real 219, page 970, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Mineral and mining rights and rights incident thereto recorded in Volume 32, page 48, in the Probate Office of Shelby County, Alabama.

Terms, Conditions and Agreements as recorded in Volume 356, page 288, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Real 224, page 185, in the Probate Office of Shelby County, Alabama.

Restrictions regarding Alabama Power Company, recorded in Real 224, page 196 in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Shelby Real 236, page 471, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Right of Way granted to Alabama Power Company by instrument recorded in Shelby Real 171, Page 714 in the Probate Office of Shelby County, Alabama.