


THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243


20080715000286230 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
07/15/2008 01:51:52PM FILED/CERT

SEND TAX NOTICE TO:
Adrian A. Wilson
1476 King Street
Montevallo, AL 35115

WARRANTY DEED

Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Carol A. Bryan, an unmarried woman
(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

Adrian A. Wilson and Dana M. Dronen
(herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 20, 21, 22, 23, 24, 25, and 26 according to map of Wooley Heights, as recorded in Deed Book 77, Page 443, in the Probate Office of Shelby County, Alabama.

ALSO, a lot described as follows: Begin at the Southeast corner of said lot 21; thence in a northeasterly direction along the Southeast boundary of said Lots 20 thru 26 for 150.00 feet to the Northeast corner of said Lot 26; thence in a Southeasterly direction in a straight line (which would be a continuation of the North line of said lot 26 for 50.00 feet); thence in a Southwesterly direction along a line parallel to said Southeast boundary for Lots 20 thru 26 for 150.00 feet; thence in a westerly direction for 55.90 feet to the point of beginning.

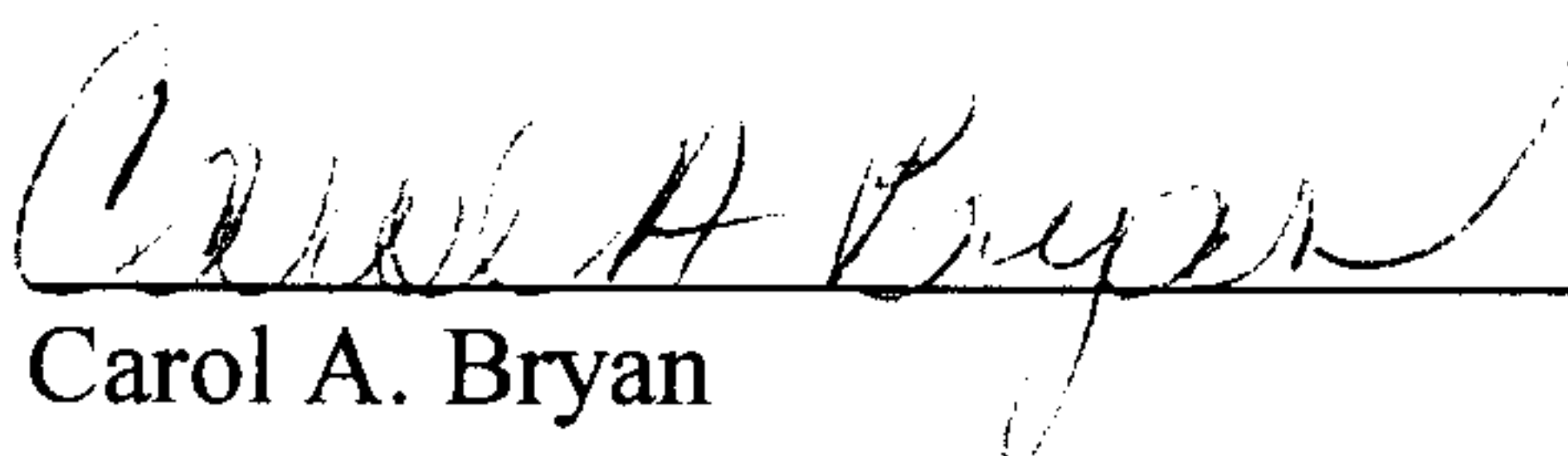
Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.

\$172,296.00 of the consideration 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, his/her/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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 27th day of June, 2008.


Carol A. Bryan

Shelby County, AL 07/15/2008
State of Alabama
Deed Tax: \$3.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol A. Bryan 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 27th day of June, 2008.




R. TIMOTHY ESTES - Notary Public
My Commission Expires: July 07, 2011