


This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Wade Boothe
488 Fulton Springs Road
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,


20081223000473830 1/2 \$28.50
Shelby Cnty Judge of Probate, AL
12/23/2008 10:42:07AM FILED/CERT

SHELBY COUNTY

That in consideration of Eighty Six Thousand One Hundred Seventy Two dollars and Eighty cents (\$86,172.80) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Arthur J. Bertrand, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Wade Boothe and Renee Boothe (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2008 and subsequent years.

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.

(\$72,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of December, 2008.

(Seal)

x *Arthur J. Bertrand*
by Cherie Charmaine Stafford (Seal)
Arthur J. Bertrand
By: Cherie Charmaine Stafford as Attorney in
Fact as recorded in Inst. # 20081200045470
in the Probate Office of Shelby County, Alabama.
as attorney in fact


STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur J. Bertrand whose name is signed to the foregoing conveyance by Cherie Charmaine Stafford as Attorney in Fact, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December 2008.



Notary Public
My Commission Expires: 10/16/2012

Shelby County, AL 12/23/2008
State of Alabama
Deed Tax: \$14.50

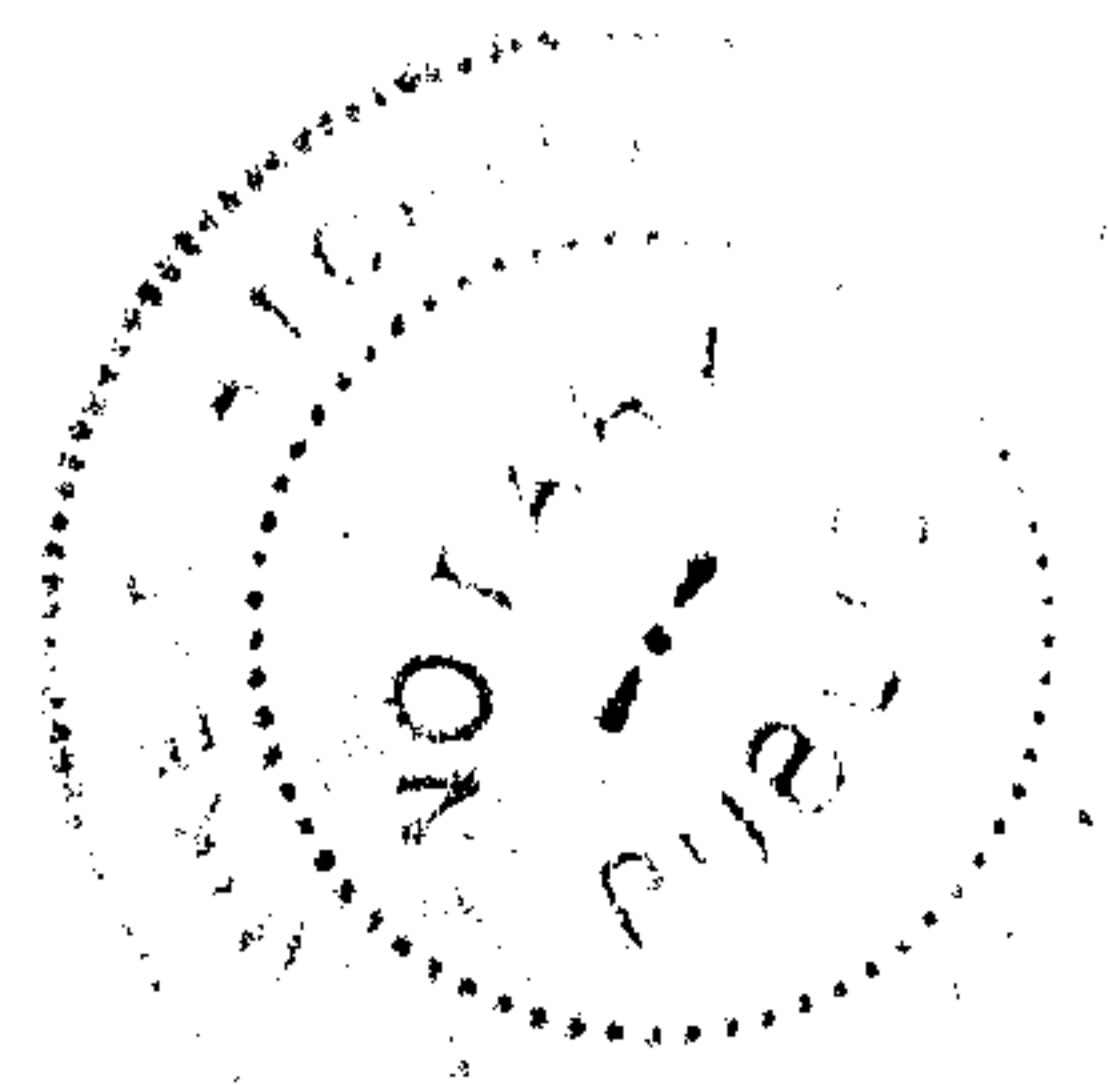


EXHIBIT A

Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run West along the South line of Quarter-Quarter Section for a distance of 832 feet; thence right 88 degrees 16 minutes and run Northerly for a distance of 853.62 feet to the point of beginning; thence continue along last described course 189.73 feet to a point of intersection with the center line of a public road, said point of intersection being in the arc of a curve turning to the left and having a central angle of 15 degrees, a radius of 425.22 feet, and a chord distance of 111.0 feet; thence right 95 degrees 48 minutes to chord and run Easterly along arc of said curve for an arc distance of 111.32 feet; thence right 87 degrees 21 minutes from chord and run Southerly for a distance of 200.16 feet; thence right 98 degrees 26 minutes and run Westerly for a distance of 101.65 feet for the point of beginning. LESS and EXCEPT 30.00 feet on the South side of said centerline of public road (40-foot per County right of way).



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