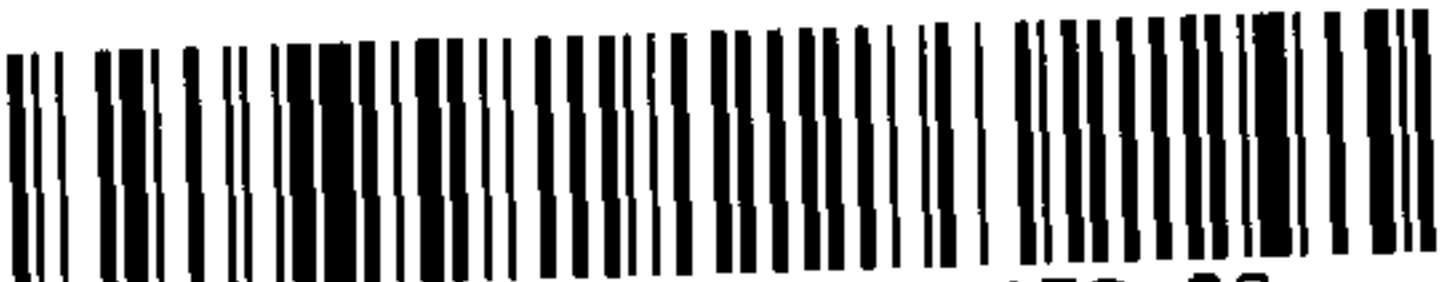


SEND TAX NOTICE TO:

Kirk Pownall and Sheila Freeman
258 Essex Drive
Sterrett, Alabama 35147

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20090203000034730 1/2 \$59.00
Shelby Cnty Judge of Probate, AL
02/03/2009 01:52:50PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Forty Five Thousand dollars & no cents (\$45,000.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Monica Cook, an unmarried woman, and Patrick Cook, an unmarried man (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Kirk Pownall and wife, Sheila Freeman** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 312, ACCORDING TO THE SURVEY OF FOREST PARKS - 3RD SECTOR, AS
RECORDED IN MAP BOOK 22, AT PAGE 151, AND INSTRUMENT NO. 1997-25447, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SITUATED IN SHELBY COUNTY, ALABAMA

Subject to: (1) Taxes for the year 2009 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. The lien of Ad Valorem taxes for the year 2009 are a lien but neither due nor payable until 1 October, 2009.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 22, Page 151 and Instrument No. 1997-25447.
5. Easement to Alabama Power Company as recorded in Volume 236, Page 829.
6. Right of Way to Alabama Power Company as recorded in Volume 139, Page 127; Volume 133, Page 210; Volume 126, Pages 191 and 192; Volume 126, Page 323 and Volume 124, Page 519.
7. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1997-25448 in the Probate Office of Shelby County, Alabama.
8. Restrictions regarding the septic tank recorded in Instrument 1997-25449.
9. Restrictions to Shelby Co. Health Department regarding a septic system recorded in Instrument 1998-23896.
10. Easement to Alabama Power Company as recorded in Instrument 1999-12052.
11. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 53, Page 262.

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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

Shelby County, AL 02/03/2009
State of Alabama

Deed Tax: \$45.00



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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **January 20, 2009**.

Monica Cook (Seal)
Monica Cook

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Monica Cook, an unmarried woman, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 20th day of January, 2009.

Jan P. Harris (Seal)
Notary Public.
My Commission Expires: 3/28/2010

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **January 19, 2009**.

Patrick Cook (Seal)
Patrick Cook

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patrick Cook, an unmarried man whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 19th day of January, 2009.

Jan P. Harris (Seal)
Notary Public.
My Commission Expires: 3/28/2010