

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

Send Tax Notice To: Roger Eiland
1045 Greystone Cove Drive
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy Eight Thousand dollars and Zero cents (\$78,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Michael D. England and wife, Deborah R. England (herein referred to as grantors) do grant, bargain, sell and convey unto Roger Eiland and Robin C. Eiland (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 2009 and subsequent years.

Constitutes no part of the homestead of the grantor or of his/her/their spouse.

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.

(\$58,500.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of November, 2009.

_____(Seal) Michael D. England _____(Seal)
Michael D. England
_____(Seal) Deborah R. England _____
By: Michael D. England as Attorney in Fact as Deborah R. England
Deborah R. England
By: Michael D. England as Attorney in Fact as
recorded in Inst.# _____
in the Probate Office of Shelby County, Alabama

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 Michael D. England individually and as Attorney in Fact for Deborah R. England 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 3rd day of November 2009.

Notary Public
Commission Expires: 10/16/2012

20091112000421710 1/2 \$33.50
Shelby Cnty Judge of Probate, AL
11/12/2009 10:36:19 AM FILED/CERT

Shelby County, AL 11/12/2009
State of Alabama
Deed Tax : \$19.50

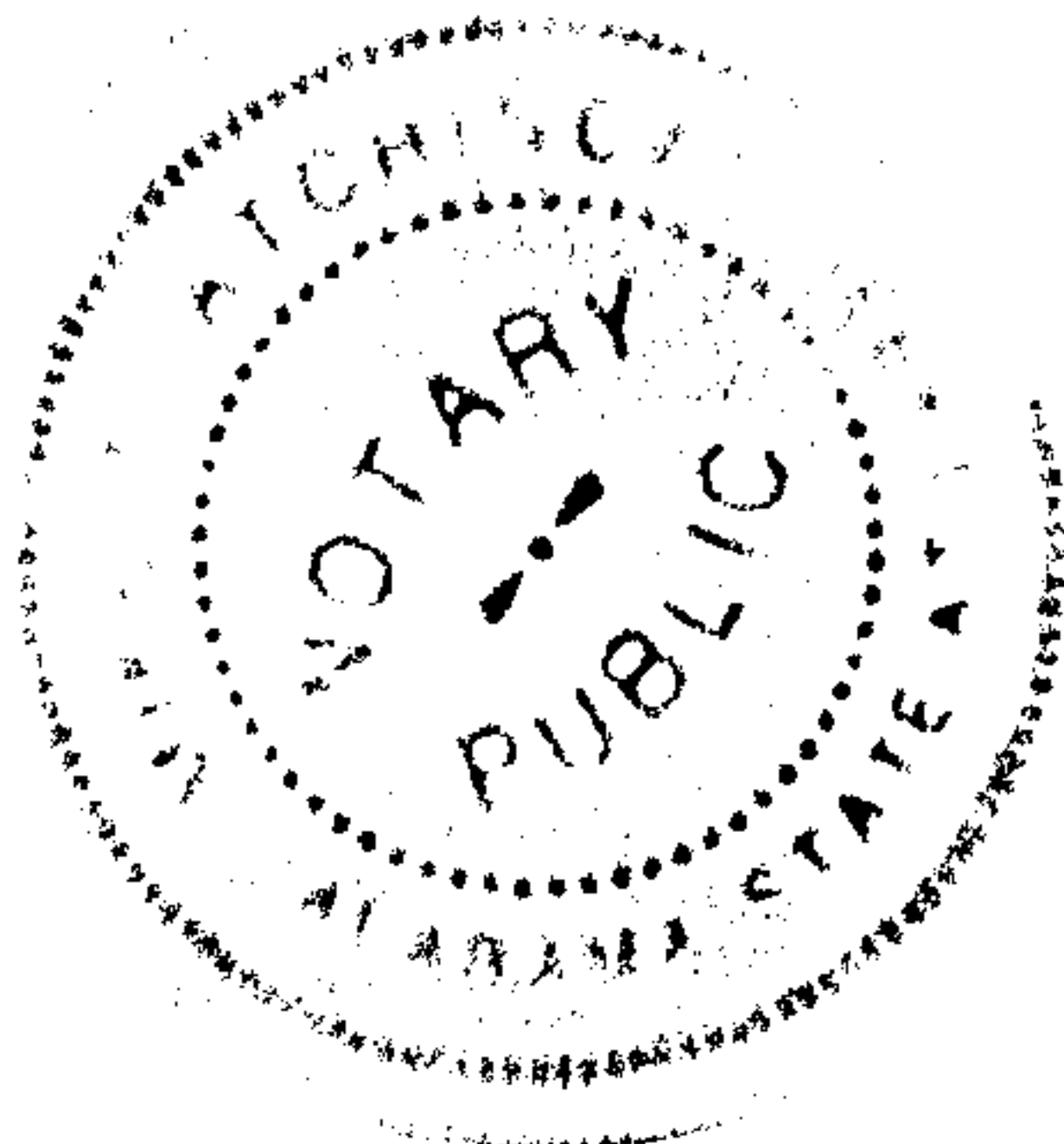



EXHIBIT A

Commence at the SE corner of the NE ¼ of the SE ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 39 minutes 18 seconds West, a distance of 829.93 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 511.00 feet to a point on the southerly R.O.W. line of Shelby County Highway 439, 60’ R.O.W.; thence South 48 degrees 14 minutes 34 seconds West and along said R.O.W. line a distance of 162.48 feet to the beginning of a curve to the left, having a radius of 1670.00, a central angle of 11 degrees 14 minutes 33 seconds and subtended by a chord which bears South 42 degrees 37 minutes 18 seconds West, and a chord distance of 327.16 feet; thence along the arc of said curve and said R.O.W. line, a distance of 327.68 feet; thence South 37 degrees 00 minutes 02 seconds West and along said R.O.W. line, a distance of 74.40 feet; thence South 18 degrees 48 minutes 04 seconds east and leaving said R.O.W. line, a distance of 360.68 feet; thence North 49 degrees 14 minutes 38 seconds East, a distance of 365.84 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

According to the survey of Rodney Y. Shiflett, dated November 3, 2009.


20091112000421710 2/2 \$33.50
Shelby Cnty Judge of Probate, AL
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