

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

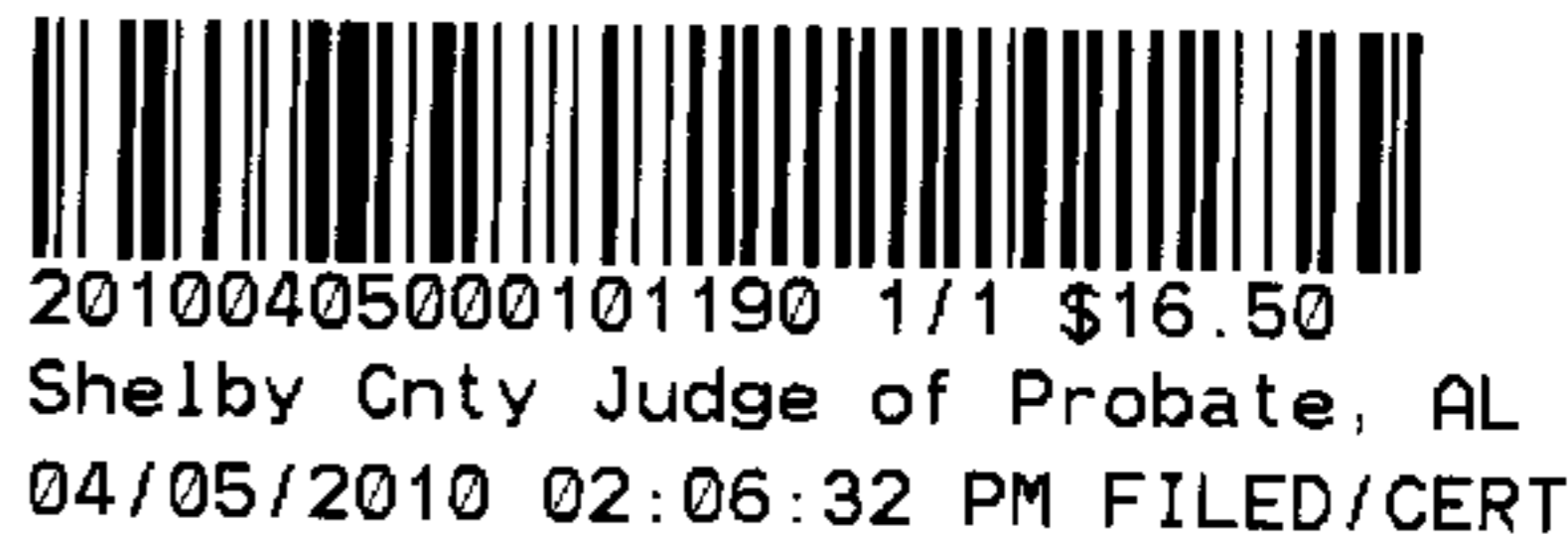
SEND TAX NOTICE TO:
Jennifer Megan Sheppard

2258 Forest Lakes Lane
Sterrett, Alabama 35147

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



MS **KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of **One Hundred Fifty Nine Thousand dollars and Zero cents (\$159,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Brian D. Gapen and wife, Cathy E. Gapen** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Jennifer Megan Sheppard and David J. Hemmeger** as joint tenants with rights of survivorship (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 89, according to the Map and Survey of Forest Lakes Sector 2, Phase 2, as recorded in Map Book 29, Page 127, in the Judge of Probate of Sh elby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$153,642.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with th e said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful clai ms of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **23rd day of March, 2010**.

Brian D. Gapen

Brian D. Gapen
Cathy E. Gapen

Cathy E. Gapen

Shelby County, AL 04/05/2010
State of Alabama
Deed Tax : \$5.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brian D. Gapen and Cathy E. Gapen** whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **23rd day of March, 2010**.
Sandy F. Johnson

Notary Public
Commission Expires: _____

