

Send tax notice to: Gregory C. Kahl, 51 Mt. Laurel Ave., Birmingham, Al. 3242

This instrument was prepared by: Duell Law Firm, LLC, 3150 Bowling Dr., Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four hundred sixty-four thousand and no/100 (\$464,000.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Robert R. Walter and his wife Karen S. McMillan (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Gregory C. Kahl and Allison L. Kahl

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7-40, in Block 7, according to the Final Plat for the Private, Mixed-Use, Traditional Neighborhood Development Subdivision of Mt. Laurel, Phase a!, as recorded in Map Book 27, page 72A and 72B, in the Probate Office of Shelby County, Alabama.

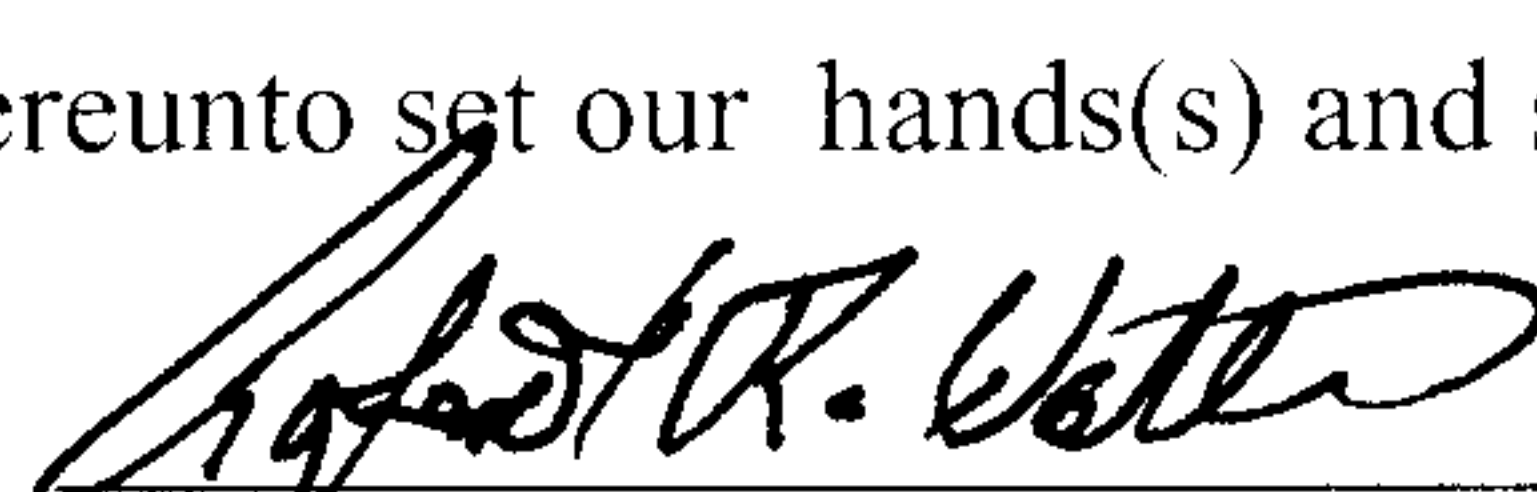
Subject to: All easements, restrictions and rights of way of record.

\$464,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 7th day of June, 2010.

 (Seal)
ROBERT R. WALTER

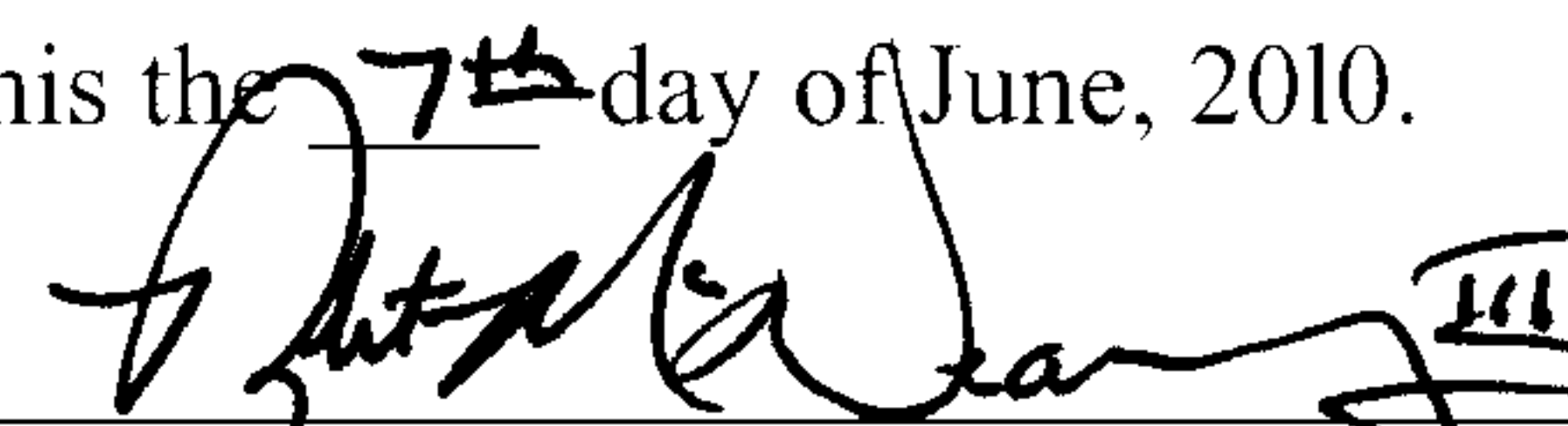
 (Seal)
KAREN S. MCMILLAN

State of ALABAMA
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert R. Walter and his wife Karen S. McMillan 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 this the 7th day of June, 2010.

My commission expires: 11/5/2013


NOTARY PUBLIC