

Send Tax Notice To:

William H. Halbrooks  
Name) 704 Independence Plaza  
Birmingham, Alabama 35209  
Address)

Philip A. Landry  
(Name) 3324 Afton Way  
Birmingham, Alabama 35242  
(Address)

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Forty-Five Thousand and no/100-----(\$245,000.00)----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Gretchen S. Lerner, an unmarried woman

(herein referred to as grantors) do, grant, bargain, sell and convey unto  
Philip A. Landry and Becky J. Landry

(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 4, Block 5, according to the Amended Map of Woodford, recorded in Map Book 8, Page 51 A, B, C and D, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 196,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Gretchen S. Lerner is the surviving grantee of that certain deed recorded in Instrument 1995-04364, in said Probate Office, John N. Lerner having died on or about the 29<sup>th</sup> day of March, 19 96.

10/28/1996-35599  
08:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
57.58

TO HAVE AND TO HOLD, to 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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11th day of October, 19 96.

\_\_\_\_\_  
(Seal) Gretchen S. Lerner (Seal)  
Gretchen S. Lerner  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gretchen S. Lerner, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of October, 19 96.

William H. Halbrooks  
Notary Public William H. Halbrooks

Inst # 1996-35599