

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Ruth Lowman Nail
Lance Aaron Nail
2366 Altadena Crest 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 **Two Hundred Fifteen Thousand Five Hundred and 00/100 Dollars (\$215,500.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Bradley G. Gray and wife, Nancy K. Metcalf Gray** (herein referred to as (grantors) do grant, bargain, sell and convey unto **Ruth Lowman Nail and Lance Aaron Nail** (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 10, in Block 5, according to the survey of Altadena Woods, First Sector, as recorded in Map Book 10, page 104 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Title to all minerals within and underlying the premises, together with all 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 138, Page 119, Shelby County and Volume 4245, Page 157, Jefferson County.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 139, Page 571; Book 142, Page 209 and Book 140, Page 732.
4. Restrictions appearing of record in Book 127, Page 188.
5. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Book 140, Page 722.
6. Thirty-five foot building line along Altadena Crest Drive; ten foot easement along Westerly lot line as shown on recorded map.

\$180,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Bradley G. Gray is one and the same person as Nancy K. Metcalf.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 30th of April, 1997.

X Bradley G. Gray (Seal)
Bradley G. Gray
X Nancy K. Metcalf Gray (Seal)
Nancy K. Metcalf Gray

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bradley G. Gray and wife, Nancy K. Metcalf Gray 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 30th day of April, 1997.
Inst # 1997-14263

Notary Public
Affix Seal

05/07/1997-14263
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 64.00

Inst # 1997-14263