

This instrument was prepared by:

Please Send Tax Notice to:

Stephen D. Keith
230 Bearden Road
Pelham, Alabama 35124

TOT VAN PHAM & HA THI NGUYEN
199 IVY BROOK TRAIL
PELHAM, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Forty Eight Thousand and 00/100 Dollars (\$148,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **William E Day and wife, Lonnie A Day**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Tot Van Pham and wife, Ha Thi Nguyen** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 43, according to the Survey of Ivy Brook, Phase Two, First Addition, as recorded in Map Book 19, Page 35, in the Probate Office of Shelby County, Alabama.

(\$143,560.00 of the purchase price being paid with a mortgage loan executed contemporaneously herewith.)

Subject to:

1. Taxes for the year 2003 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 2 Day of May 2003.

William E Day
William E Day

Lonnie A Day
Lonnie A Day

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that William E Day and wife, Lonnie A Day, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 2 day of May, in the year 2003.

Notary Public
My Commission Expires: 3/21/2007