20050523000249080 1/1 $29.00
Shelby Cnty Judge of Probate, AL
05/23/2005 01:08:31PM FILED/CERT

This instrument was prepared by

(Name) J. T. Tully

(Address) 5346 Stadium Trace Pkwy. Ste 114
Hoover, AL 35244

Send Tax Notice To: Michael Juneac
name
1744 Oak Park Lane
address
Hoover, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED FIFTY ONE THOUSAND AND NO/100---------- DOLLARS ($351,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Trinity Homes, L.L.C.

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael Juneac and Jodie Juneac

(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 308, according to the Survey of The Woodlands, Sector 3, as recorded in Map Book 33, page 141, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

$ 280,800.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

$ 52,650.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Shelby County, AL 05/23/2005
State of Alabama

Deed Tax:$18.00

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 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 22nd day of April, 2005.

Trinity Homes, L.L.C.

(Seal) By: (Seal)
J. Dan Taylor, Member

(Seal) (Seal)

(Seal) By: (Seal)
John R. Crawford, Member

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, J. T. Tully, a Notary Public in and for said County, in said State, hereby certify that J. Dan Taylor and John R. Crawford, 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 they ** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April A.D., 2005

*as Members of Trinity Homes, LLC,
**as such Members and with full authority,

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 3, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

J. T. Tully
Notary Public

DCAL03W