



20050701000328940 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/01/2005 10:18:35AM FILED/CERT

This instrument was prepared by:

Grantees' address:
3556 Shandwick Place
Birmingham, AL 35242

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Eighty-five Thousand and no/100 DOLLARS (\$485,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Louis B. Long, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Benjamin N. Vance and Lynn Driver Vance, husband and wife (herein referred to as GRANTEES) for and during their joint lives 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 112, according to the Map and Survey of Greystone 1st Sector, Phase I, as recorded in Map Book 14, Page 91 A&B, in Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: easements, covenants, conditions, restrictions, permits, agreements, release of damages, privileges, immunities, limitations, acknowledgment of turnover, rights of others to use Hugh Daniel Drive, and title in others to minerals and mining rights not owned by GRANTOR, of record.

\$485,000.00 of the consideration stated above was paid by two purchase money mortgages executed simultaneously herewith.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid;

Shelby Real Est



that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 30th day of June, 2005.

Louis B. Long
Louis B. Long

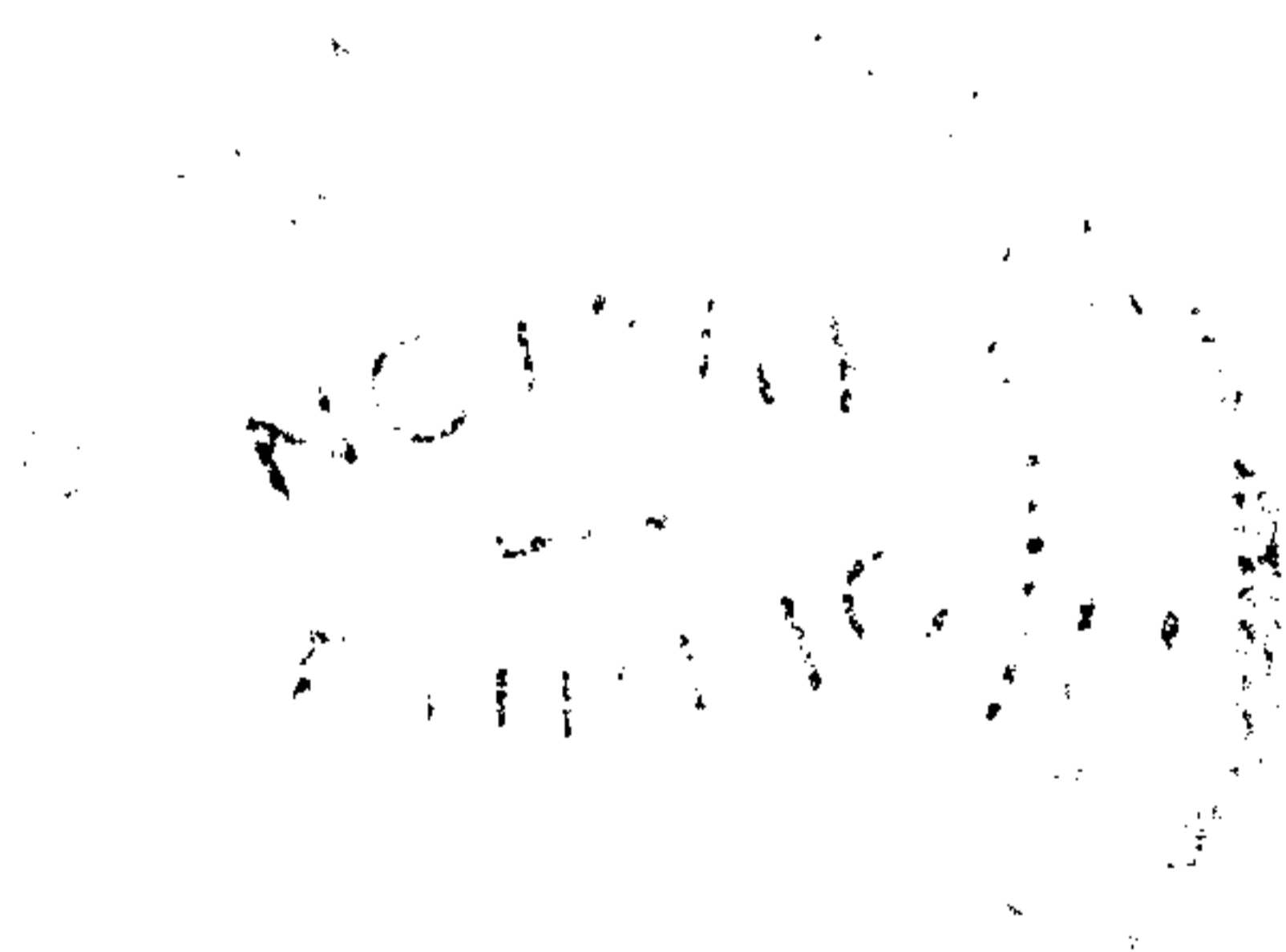
By Diane M. Acres
Diane M. Acres as his attorney in fact

STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment by Attorney in Fact

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Diane M. Acres, whose name as Attorney in Fact for Louis B. Long 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, as such Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said Louis B. Long.

Given under my hand and official seal, this the 30th day of June, 2005.



Muller R. Jentus
Notary Public