20051123000611470 1/1 $12.00
Shelby Cnty Judge of Probate, AL
11/23/2005 02:19:44PM 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: Lowell B. Griffith
name
1024 Grand Oaks Drive
address
Bessemer, AL 35022

# 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 FORTY NINE THOUSAND SEVEN HUNDRED AND NO/100------- DOLLARS ($349,700.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Graystone Builders, LLC

(herein referred to as grantors) do grant, bargain, sell and convey unto Lowell B. Griffith and Jill Griffith

(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 44, according to the Survey of Grand Oaks, as recorded in Map Book 31, at page 68 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.

$ 279,750.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

$ 34,950.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

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 7th day of November, 2005.

(Seal) Graystone Builders, LLC (Seal)
(Seal) By: [signature] (Seal)
Its Member Graystone Builders, LLC
(Seal) (Seal)

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 Michael J. Bennett 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November A.D., 2005

*as Member of Graystone Builders, LLC,
**as such Member and with full authority,

[signature]
J. T. Tully Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 3, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

DCAL03W