SEND TAX NOTICE TO:

(Name) Douglas Blair Gregory, Jr.
1454 Falling Rock Circle
(Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

20060106000010620 1/1 $12.00
Shelby Cnty Judge of Probate, AL
01/06/2006 10:50:37AM FILED/CERT

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP – MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred seventy-nine thousand five hundred and no/100 ($179,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joyce W. Smith Cain, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Douglas Blair Gregory, Jr. and Candace V. Gregory
(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 21, according to the Survey of Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

$179,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Joyce W. Smith Cain is one and the same person as Joyce W. Smith, Joyce W. Cain, Joyce W. Smith Cain and Joyce M. Cain.

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 14 day of December, 2005,

WITNESS:

(Seal) Joyce W. Smith Cain (Seal)
JOYCE W. SMITH CAIN
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce W. Smith Cain, an unmarried woman whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of December, 2005 A. D.,

MY COMMISSION EXPIRES: 4/28/08 Patricia K Martin