WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:
SHARLENE WILLIAMS AND ANTONIO WILLIAMS
2016 KING STABLE ROAD
BIRMINGHAM ALABAMA 35242

20060120000033060 1/1 $153.50
Shelby Cnty Judge of Probate,AL
01/20/2006 12:13:13PM FILED/CERT

THAT IN CONSIDERATION OF **Nine Hundred Forty-Nine Thousand Nine Hundred and 00/100 DOLLARS ($949,900.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, CHARLES E. POE and LAVONDA W. POE, A MARRIED COUPLE

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

SHARLENE WILLIAMS AND ANTONIO WILLIAMS

(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 129, ACCORDING TO THE SURVEY OF GREYSTONE, 1ST SECTOR, PHASE II, AS RECORDED IN MAP BOOK 15, PAGES 58, 59, 60 AND 61, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to Easements, Restrictions and rights of way of record.

$807,415.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith. AND A SECOND PURCHASE MONEY MORTGAGE IN THE AMOUNT OF $$47,450.00.

To Have And To Hold unto the said Grantees SHARLENE WILLIAMS AND ANTONIO WILLIAMS 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/WE have hereunto set MY/OUR hand(s) and seal(s), this 13th day of January, 2006.

WITNESS:

_____(Seal) _____(Seal)
CHARLES E. POE

_____(Seal) _____(Seal)
LAVONDA W. POE

Shelby County, AL 01/20/2006
State of Alabama

Deed Tax:$142.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that CHARLES E. POE AND LAVONDA W. POE, A MARRIED COUPLE 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 13th day of January A.D., 20 06.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: 1/25/07

70782 PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

Central Al Title