This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
P.O. Box 190224
Birmingham, AL 35219

SEND TAX NOTICE TO:
Jeffrey J. Grande
Kelly M. Grande
880 Tulip Poplar Drive
Birmingham, Alabama 35244

20060628000309810 1/1 $52.00
Shelby Cnty Judge of Probate, AL
06/28/2006 09:35:06AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Three Hundred Ten Thousand dollars and Zero cents ($310,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Kathryn G. Kelly f/n/a Kathryn G. McDonald and husband P. Clarke Kelly** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Jeffrey J. Grande and Kelly M. Grande as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 2217, Riverchase Country Club, 22nd Addition, as recorded in Map Book 9, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Kathryn G. Kelly is one and the same person as Kathryn G. McDonald.

$248,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith, and a second mortgage in the amount of $22,000.00.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on the **25th day of May, 2006.**

Kathryn G. Kelly
Kathryn G. Kelly

P. Clarke Kelly
P. Clarke Kelly

Shelby County, AL 06/28/2006
State of Alabama

Deed Tax:$40.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kathryn G. Kelly and husband P. Clarke Kelly** 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the **25th day of May, 2006.**

Florence D. Enfelbert
Notary Public
Commission Expires: 12-16-06

FILE NO: **261853**