700427

This instrument was prepared by
Paul Esco
Esco & Benson, LLC
547 South Lawrence Street
Montgomery, Alabama 36104

SEND TAX NOTICE TO:
Grady A. Gulledge
78 Lake Kathryn Drive
Chelsea, AL 35147

20061024000524270 1/1 $196.00
Shelby Cnty Judge of Probate,AL
10/24/2006 12:37:01PM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three hundred Eighty-seven thousand nine hundred and 00/100's ($387,900.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,**Mike Craft and Kira Craft, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mike Grady A. Gulledge and Teresa A. Gulledge** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

Lot 4, according to the survey of Lake Kathryn, a private subdivision, a private subdivision, as recroded in map book 16, page 13, in the probate office of Shelby County, Alabama.

$203,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2006, which constitute a lien, but are not yet due and payable until October 1, 2007.
2. Covenants, restrictions, reservations, easements and rights of ways, if any, heretofore imposed of record affecting Grantor's title to said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY. THE PREPARER HAS NOT EXAMINED THE TITLE TO THE LAND AND MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), Mike Craft and Kira Craft, have hereunto set my (our) hand(s) and seal(s) this 19th day of October 2006.

Mike Craft (SEAL)
Mike Craft

Kira Craft (SEAL)
Kira Craft

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that Mike Craft and Kira Craft 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 this 19th day of October 2006.

Notary Public
My commission expires _____

DAVID A. BEDGOOD
NOTARY PUBLIC
EXP. 8-27-07
ALABAMA STATE AT LARGE

Shelby County, AL 10/24/2006
State of Alabama

Deed Tax:$185.00