

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

20080729000305040 1/1 \$30.00
Shelby Cnty Judge of Probate, AL
07/29/2008 01:35:58PM FILED/CERT

SEND TAX NOTICE TO:
Salah A. Elfallah
4060 Milners Crescent
Birmingham, AL. 35242

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-one Thousand and 00/100 Dollars (\$381,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Maureen Laufer Sirna and Anthony Sirna, Wife and Husband

(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

Salah A. Elfallah and L. Michelle Elfallah

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 31, according to the 1st Amended Plat of Greystone Farms, Milner Crescent Sector - Phase I, as recorded in Map Book 19, page 140, in the Probate Office of Shelby County, Alabama

Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record. \$362,045.00 of the consideration was paid from 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have set our hands and seals, this the 22nd day of July, 2008.

Maureen Laufer Sirna, by Susie Helton, Her Attorney in Fact

Maureen Laufer Sirna, by Susie Helton
Her Attorney in Fact

Anthony Sirna, by Susie Helton, His Attorney in Fact

Anthony Sirna, by Susie Helton, His
Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 07/29/2008
State of Alabama

Deed Tax: \$19.00

I, R. Timothy Estes, a Notary Public in and for said State at Large hereby certify that Susie Helton, whose name as Attorney in Fact for Maureen Laufer Sirna and Anthony Sirna, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 22nd day of July, 2008.



R. Timothy Estes
R. Timothy Estes - Notary Public
My Commission expires: July 11, 2011