

Send tax notice to: Michael Perry, 3317 Culloden Way, Birmingham, Al. 35242

This instrument was prepared by: Patricia K. Martin, PC 109 Columbiana Rd., Birmingham, Al. 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred sixty-four thousand two hundred and no/100 (\$264,200.00)** Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Chris Stokes and his wife Gina H. Stokes (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michael Perry and Gretchen Perry

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in Shelby County, Alabama, to-wit:

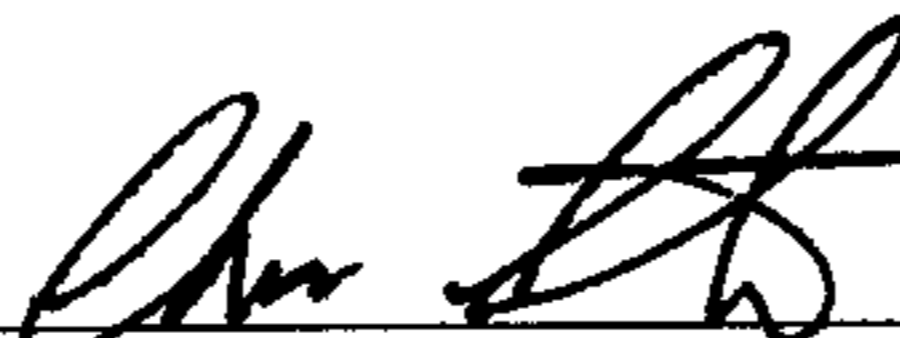
Lot 20, in Block 10, according to the Map and Survey of Kerry Downs, as recorded in Map Book 5, pages 135 and 136 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

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 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 we have hereunto set our hands(s) and seal(s) this ____ day of December , 2009.




CHRIS STOKES (Seal)



GINA H. STOKES (Seal)

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Stokes and Gina H. Stokes whose names are signed to the foregoing conveyance, and who 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 the 15th day of December, 2009.

My commission expires: 6/28/12 
NOTARY PUBLIC