

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

1 PERIMETER PARK SOUTH, 325 N
BIRMINGHAM, ALABAMA 35243

(Address)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Five Thousanddollars (\$145,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I/We, PEGGY J. THOMAS, an unmarried person (herein referred to as Grantor(s)) do, grant, bargain, sell and convey unto GEORGE H. GRISWOLD III and MICHELLE M. GRISWOLD, husband and wife (herein referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHBIT A

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$142,373.00 IS FILED HEREWITH.

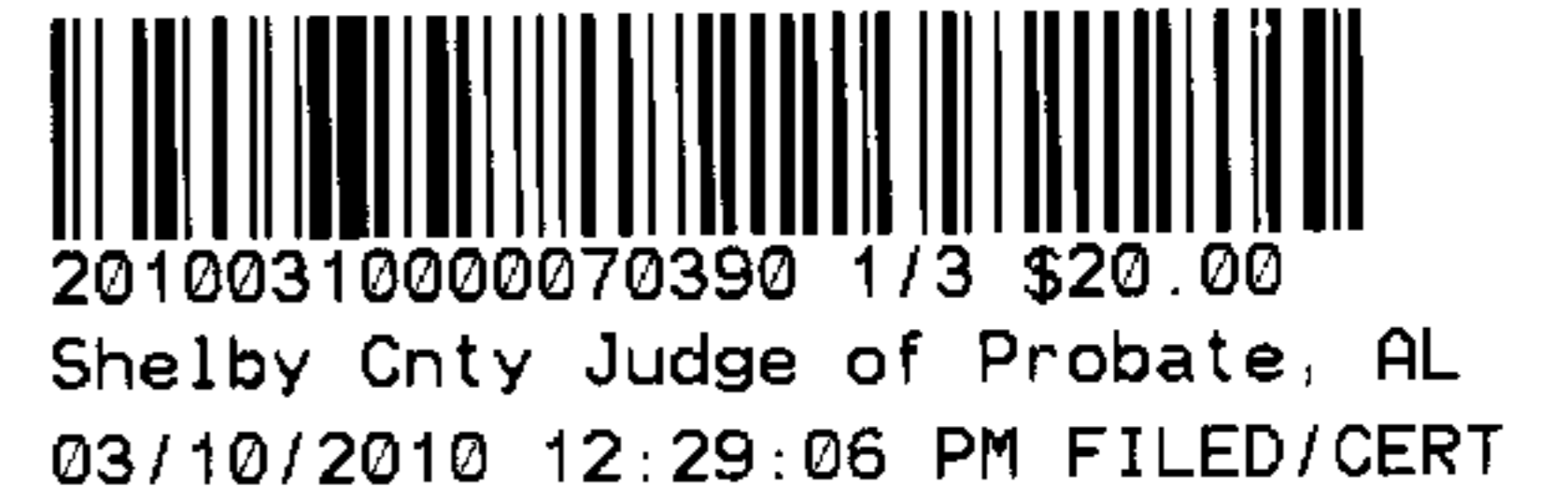
TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that

Send tax notice to:
GEORGE H. GRISWOLD III
MICHELLE M. GRISWOLD

(Name)

4309 HWY 39
CHELSEA, AL 35043

(Address)




Shelby County, AL 03/10/2010
State of Alabama
Deed Tax : \$3.00

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we (I) will and our (my) 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 have hereunto set my hand and seal, February 12, 2010

Peggy J. Thomas (Seal)
PEGGY J. THOMAS


20100310000070390 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
03/10/2010 12:29:06 PM FILED/CERT

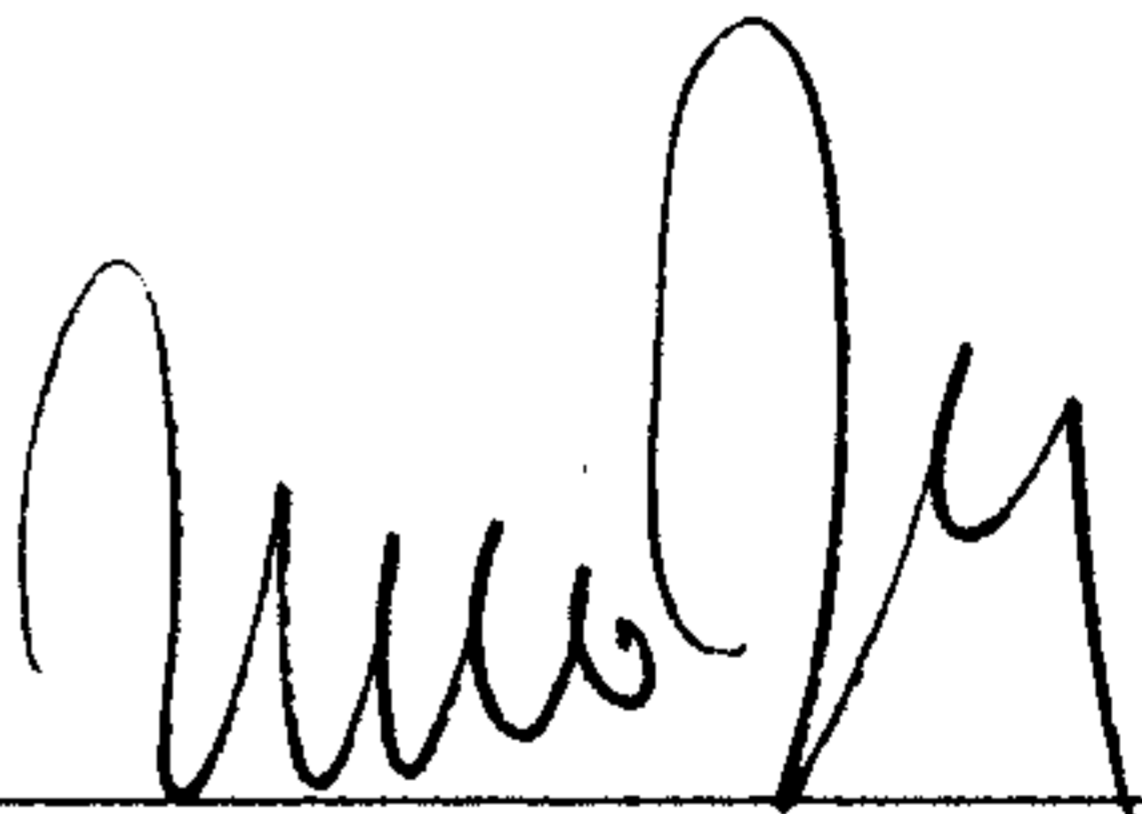
_____ (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, WILLIAM PATRICK COCKRELL, a Notary Public in and for said County in said State, hereby certify that PEGGY J. THOMAS 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 February 12, 2010.



Notary Public

My Commission Expires

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011



20100310000070390 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
03/10/2010 12:29:06 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land in the Southwest 1/4 of the Southwest 1/4 of Section 4, Township 20 South, Range 1 West, described as follows:

From the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 20 South, range 1 West, run thence North along the West boundary of said Northwest 1/4 of Northwest 1/4 a distance of 1320.78 feet to the Northwest corner of Section 9; thence turn 89 degrees 09 minutes 12 seconds right and run 491.10 feet; thence turn 89 degrees 08 minutes 56 seconds left and run 292.14 feet to the point of beginning of herein described lot; thence continue along said course a distance of 490.0 feet to a point on the Southeasterly boundary of County Highway #39; thence 127 degrees 27 minutes 14 seconds left and run 127.78 feet along said Highway boundary; thence turn 04 degrees 42 minutes 14 seconds left and run 154.41 feet along said Highway boundary; thence turn 02 degrees 44 minutes 11 seconds left and run 26.75 feet along said Highway boundary; thence turn 84 degrees 07 minutes 47 seconds left and run 372.99 feet to the point of beginning of herein described lot; being situated in Shelby County, Alabama.