

This instrument was prepared by:

William H. Weems, Jr., Esquire
5582 Apple Park Drive
Birmingham, Alabama 35235

Send Tax Notice to:

Patricia L. Florence & Joseph Florence
825 Greystone Highlands
Birmingham, Alabama 35242

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL BY THESE PRESENTS,

Value = \$140,000⁰⁰

That in consideration of **Ten and no/100 Dollars (\$10.00) and other valuable consideration** to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Patricia L. Florence and Joseph Florence**, wife and husband (herein referred to as grantor, whether one or more), does grant bargain, sell and convey unto **Patricia L. Florence and Joseph Florence** (herein referred to as grantee, whether one or more), the following described real estate:

Lot 69, according to the amended map of Greystone Highlands, Phase Two, as recorded in Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.


Said property bearing Property ID No.: 09-3-05-0-003-069.000, with subject property being located at 825 Greystone Highlands Drive, Birmingham, Alabama 35242, in Shelby County.

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.

The undersigned does covenant with said grantee, their heirs and assigns, or their successors and assigns, that the undersigned is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that the grantor has good right to sell and convey the same as aforesaid; and that the grantor herein warrants and defends the same to the said grantee, their heirs and assigns, or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantors have hereto set their signatures and seals this 9 day of November, 2010.


Patricia L. Florence

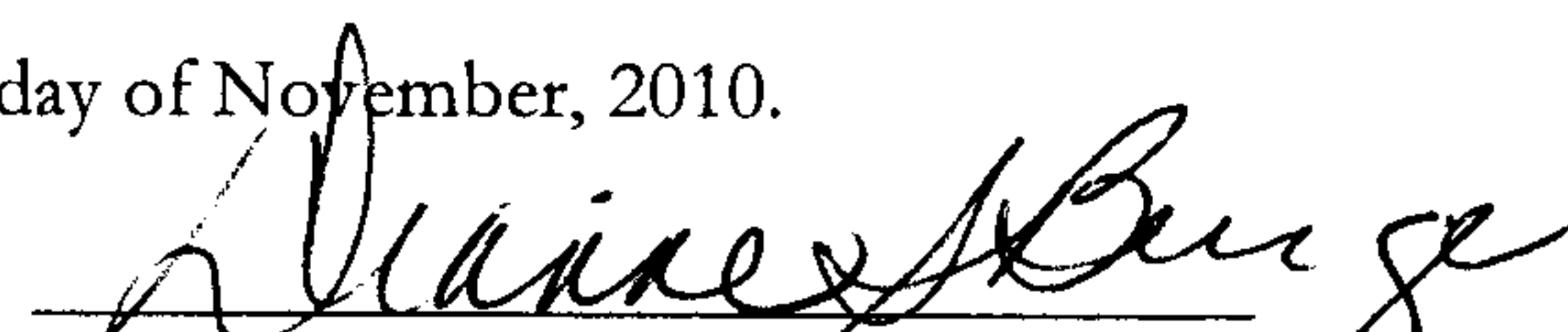

Joseph Florence

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia L. Florence and Joseph Florence signed the foregoing conveyance, and who, being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, each did with full knowledge and authority, execute the same voluntarily.

Given under my hand and official seal, this 9 day of November, 2010.


Notary Public
My Commission Expires: 1-1-2013

****The entire consideration is being paid by a mortgage being recorded simultaneously herewith.**

