

Send tax notice to: Thomas Ryan, 6562 Mill Creek Circle, Birmingham, Al. 35242

This instrument was prepared by: Maxwell D. Carter, 1023 Edenton St., 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 **Two hundred nine thousand and no/100 (\$209,000.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **James Philip Fox and his wife Monika Fox** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Thomas Ryan and Alex Ryan

(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 30, according to the Final Record Plat of Greystone Farms Mill Creek Sector, Phase 2, as recorded in Map Book 21, Page 21 in the Probate Office of Shelby County, Alabama.

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

\$179,426.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 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 4th day of March, 2011

James Philip Fox by John Mejia as his attorney in fact
(Seal)

James Philip Fox by John Mejia as his Attorney in Fact

Monika Fox by John Mejia as her attorney in fact
(Seal)

Monika Fox by John Mejia as her Attorney in Fact

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County in said State hereby certify that John Mejia as Attorney in Fact under Durable Specific Power of Attorney for James Philip Fox and his wife Monika Fox whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, he in his capacity as such Attorney in Fact under Power of Attorney for James Philip Fox and Monika Fox has executed the same voluntarily on the day the same bears date.

Given under my hand this the 4th day of February, 2011.

[Signature]
NOTARY PUBLIC

My commission expires:

Maxwell D Carter
Notary Public

My Commission Expires 7-07-2014