

This instrument was prepared by  
Claude M. Moncus  
(Name) Corley, Moncus & Ward, P.C.  
(Address) 400 Shades Creek Pkwy., Ste 100  
Birmingham, Alabama 35209

Send Tax Notice To: Kevin D. Ake  
name  
2024 Sweetgum Drive  
address  
Hoover, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED NINETY EIGHT THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$198,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Bobby A. Grigsby and wife, Joan S. Grigsby

(herein referred to as grantors) do grant, bargain, sell and convey unto Kevin D. Ake and wife, Barbara E. Ake

(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 408, according to the Survey of Eleventh Addition to Riverchase Country Club, as recorded in Map Book 8, Page 160, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record and Ad Valorem taxes for the year 1996, which said taxes are not due and payable until October 1st, 1996.

Inst # 1996-29519

09/06/1996-29519  
04:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SMA 22.00

\$188,550.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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 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 hand(s) and seal(s), this 29th day of August, 1996.

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Bobby A. Grigsby (Seal)  
Joan S. Grigsby by Bobby A. Grigsby (Seal)  
Atty in fact (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that Bobby A. Grigsby ~~and Joan S. Grigsby~~ a married person whose name(s) 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 29th day of August A.D., 1996)

Claude M. Moncus  
Notary Public

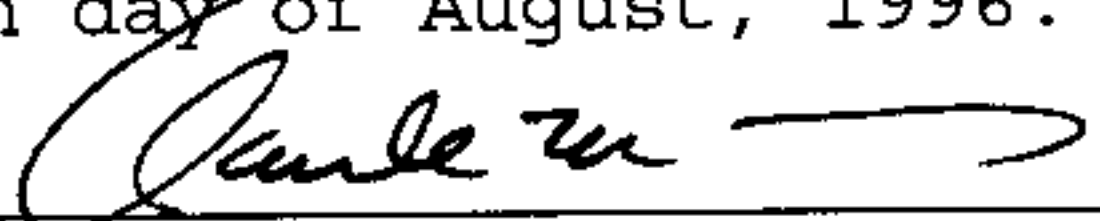
My Commission Expires: 12/28/99

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Claude M. Moncus, a Notary Public, in and for said County and in said State, hereby certify that BOBBY A. GRIGSBY whose name is signed as Attorney in Fact for JOAN S. GRIGSBY, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-In-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of August, 1996.

  
Notary Public

My Commission Expires:

12/28/99

Inst # 1996-29519

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CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 22.00

CLAUDE M. MONCUS  
NOTARY PUBLIC  
1000 22ND ST, N.E.  
ALBUQUERQUE, NM 87102