

This instrument was prepared by:

(Name) Holtzman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Jeffrey Gray and Kristel Gray
(Address) 100 Conch Circle
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twelve Thousand Five Hundred and No/100 ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, Thomas L. Pittard, A Unmarried Man and Deborah D. Pittard Terrell, A Married Woman (herein referred to as grantors), do grant, bargain, sell and convey unto Jeffrey Gray and wife, Kristel Gray (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 106,875.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The property herein being conveyed does not constitute the homestead of Deborah D. Pittard Terrell and/or her spouse.

Inst # 1997-06535

03/03/1997-06535
02:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NCD 17:00

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 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 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 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 21st day of February, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

Thomas L. Pittard (Seal)
Thomas L. Pittard
Deborah D. Pittard Terrell (Seal)
Deborah D. Pittard Terrell (Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Pittard, An Unmarried Man and * Deborah D. Pittard Terrell, An Unmarried Woman, 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 21st day of February, A.D., 19 97.

My Commission Expires: 8-29-98

Notary Public

Inst # 1997-06535

Exhibit "A"

Lot 93, Portsouth, Third Sector, as recorded in Map Book 7, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama, less and except that part of Lot 93, described as follows:

Begin at the southeast corner of Lot 93; thence run Northwesterly along the East line of said lot for 145.05 feet to the northeast corner of said lot; thence 171 deg. 39 min. 44 sec. left and run southeasterly for 137.21 feet to the South line of said lot; thence 73 deg. 17 min. 52 sec. left and run east along south line 21.96 feet to the point of beginning.

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