

This instrument was prepared by:
Martin, Drummond, & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Send Tax Notice:
ARTHUR H. SALIBA
1168 BERWICK ROAD
BIRMINGHAM, AL 35242

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama Know All Men By These Presents,
Shelby County

That in consideration of One Hundred Seventy Thousand Dollars and no/100 (\$170,000.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I,

RICHARD A. GRIFFITH AND HIS WIFE, MARTHA KAY GRIFFITH

(herein referred to as grantors) do grant, bargain, sell and convey unto

ARTHUR H. SALIBA AND ELIZABETH C. SALIBA

(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 34, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$110,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and any of 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, the undersigned have hereunto subscribed their names on this the 14TH day of October, 1998.

Richard A. Griffith
RICHARD A. GRIFFITH

Martha Ann Griffith
MARTHA ANN GRIFFITH
KAY

THE STATE ALABAMA
JEFFERSON County

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Richard A. Griffith and his wife, Martha Ann Griffith, 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 of office this the 14th day of October, 1998.

[Signature]
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001

10/16/1998-40595
12:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 68.50