

SEND TAX NOTICE TO:

Mr. & Mrs. Daniel A. Gingras
232 Warwick Lane
Alabaster, AL 35007

Prepared by:

Mauris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

Inst # 2000-14284
05/02/2000-14284
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12:51
JDE MWS

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND TWENTY-EIGHT THOUSAND AND NO/100.....**
(\$128,000.00) Dollars, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **MICHELLE LYNN KENT BRAKEFIELD** and husband, **WILLIAM SCOTT BRAKEFIELD**, (herein referred to as grantor), do grant, bargain, sell and convey unto **DANIEL A. GINGRAS** and **LAUREN H. GINGRAS** (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 214, according to the Amended Map of Phase II, Weatherly, Warwick Village, Sector 17, as recorded in Map Book 22, Page 67, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 2000 and subsequent years, not yet due and payable.
2. Easements and restrictions of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Instrument #1995-17307.

The undersigned grantor, MICHELLE LYNN KENT BRAKEFIELD, is one and the same person as MICHELLE LYNN KENT, and one and the same person as MICHELLE K. BRAKEFIELD.

\$126,953.00 of the purchase price received above was paid from a first purchase money mortgage loan 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 the joint tenancy hereby created is severed or terminated during the joint lives of the grantors herein) in the event one grantee survives the other, the entire interest in fee shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantors herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals, this 28th day of April, 2000.

Michelle Lynn Kent Brakefield (Seal)
MICHELLE LYNN KENT BRAKEFIELD

William Scott Brakefield (Seal)
WILLIAM SCOTT BRAKEFIELD

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHELLE LYNN KENT BRAKEFIELD and husband, WILLIAM SCOTT BRAKEFIELD, 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 28th day of April, 2000.

[Signature]
Notary Public

My Commission Expires: _____

NOTARY PUBLIC
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 3, 2003
BORNED TEND NOTARY PUBLIC IN NEWCASTLE

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002 WWS 12.50