

SEND TAX NOTICE TO:  
Keith M. Price  
Cathy A. Price  
2521 Chandawood Lane  
Pelham, Alabama 35124

This instrument was prepared by:

Patrick F. Smith  
Strickland, Smith & Wagnon  
4 Office Park Circle, Suite 212  
Birmingham, Alabama 35223

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of **One Hundred Thirty-Two Thousand and No/100ths (\$132,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Matthew C. Grass and Jacqueline S. Grass husband and wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Keith M. Price and Cathy A. Price, as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**, to wit:

**Lot 259, according to the Map and Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$95,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 31st, 2000.

Matthew C. Grass  
Matthew C. Grass

Inst. # 2000-30499

Jacqueline S. Grass  
Jacqueline S. Grass

09/06/2000-30499  
07:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJI 45.50

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew C. Grass and Jacqueline S. Grass whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on August 31st, 2000.

Notary Public

Commission Expires: PATRICK F. SMITH, NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/06/2001

