

SEND TAX NOTICE TO:

(Name) Darryl A. Griffith  
126 E. Willow Circle  
 (Address) Calera, Al. 35040

This instrument was prepared by

(Name) Patricia K. Martin, PC  
2090 Columbiana Rd.  
 (Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

(\$139,900.00)

That in consideration of One hundred thirty-nine thousand nine hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Dean R. St. Pierre and his wife E. June S. Pierre

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

Darryl A. Griffith and Candice Memyon Powell

(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 29, according to the Survey of Marengo-Sector One, as recorded in Map Book 22, Page 123, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$138,801.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 2001-34185

08/13/2001-34185  
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 SHELBY COUNTY JUDGE OF PROBATE  
 002 CH 15.50

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 6 day of June, xxx 2001

WITNESS:

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

STATE OF ALABAMA }  
 \_\_\_\_\_ COUNTY }

Dean R. St. Pierre by Charles Ronald Thomas  
as his Attorney in Fact (Seal)  
 DEAN R. ST. PIERRE by Charles Ronald Thomas  
as his Attorney in Fact (Seal)  
E. June St. Pierre by Charles Ronald Thomas  
as her Attorney in Fact (Seal)  
 E. JUNE ST. PIERRE by Charles Ronald Thomas  
 as her Attorney in Fact

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19 \_\_\_\_\_

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Charles Ronald Thomas whose name as Attorney in Fact under Specific Durable Power of Attorney for Dean R. St. Pierre and his wife E. June St. Pierre 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 under Power of Attorney for Dean R. St. Pierre and E. June St. Pierre executed the same voluntarily on the day the same bears date.

Given under my hand this the 6<sup>th</sup> day of June , 2001.

Lauria K. Martin  
NOTARY PUBLIC

My commission expires: 6/28/2004

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