

Send Tax Notice To:
Eddie R. Griffin
7032 Inverness Green Lane
Birmingham, Alabama 35242
PID#

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Two Hundred Ten Thousand and 00/100 (\$210,000.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Donald J. Manning, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Eddie R. Griffin and Dorothy J Griffin

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
either of them, then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in Shelby
County, Alabama, to-wit:

**Lot 1, according to the Survey of Inverness Green, as recorded in Map
Book 21, Page 6, in the Probate Office of Shelby County, Alabama.**

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2003 and subsequent years not yet due and
payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident
thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 20th day of December, 2002.

Donald J. Manning



Donald J. Manning

20021226000642120 Pg 2/2 224.00
Shelby Cnty Judge of Probate, AL
12/26/2002 09:55:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald J. Manning, an unmarried person 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, this 20th day of December, 2002.



NOTARY PUBLIC

MY COMMISSION EXPIRES:09/21/06

(AFFIX SEAL)

OUR FILE NO.: 02132RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law

BEALS & ASSOCIATES, P.C.

4898 Valleydale Road #B-3

Birmingham, AL 35242