PLEASE RETURN TO:
MOSS & CONDON, LLC
300 UNION HILL DRIVE, SUITE 200
BIRMINGHAM, AL 35209

20030703000419810 Pg 1/1 21.50
Shelby Cnty Judge of Probate,AL
07/03/2003 09:11:00 FILED/CERTIFIED

This instrument was prepared by:
David P. Condon
Moss & Condon, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Donald Allen Reed
6555 Mill Creek Circle
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Teresa R. Bierd, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Donald Allen Reed and **Tracy H. Reed**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 15, according to the Final Record Plat of Greystone Farms Mill Creek Sector, Phase 2, as recorded in Map Book 21, page 21, in the Probate Office of Shelby County, Alabama.

$164,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

$30,700.00 of the proceeds come from a second mortgage recorded simultaneously herewith

Subject to:
(1) 2003 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of 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 as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 20th day of June, 2003.

BY: _____ (Seal)
Teresa R. Bierd

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Teresa R. Bierd, whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 2003.

DAVID P. CONDON
NOTARY PUBLIC
ALABAMA STATE-AT-LARGE

Notary Public: David P. Condon
My Commission Expires: 2-12-06