

This instrument prepared by:
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
Deborah B. Gurganus
309 North Deborah Drive
Columbiana, AL 35051

WARRANTY DEED
Joint Tenants With Right of Survivorship



20031210000797780 Pg 1/1 13.00
Shelby Cnty Judge of Probate, AL
12/10/2003 10:22:00 FILED/CERTIFIED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of **One Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars (\$119,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

Deborah B. Gurganus, an unmarried woman

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

Jeffrey G. Bolan and Wendy K. Bolan, husband and wife

(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 10, according to the Survey of First Addition to Triple Springs Subdivision, First Sector, as recorded in Map Book 6, Page 51, in the Probate Office of Shelby County, Alabama.

- Subject to:
- (1) all mineral mining rights not owned by the Grantors; and
 - (2) all easements, rights-of-way, restrictions covenants and encumbrances of record.

\$118,044.00 of the consideration was paid from a 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 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, I/we have set our/my hand(s) and seal(s), this 26th day of **November, 2003**.

_____(Seal)

Deborah B. Gurganus (Seal)

_____(Seal)

_____(Seal)

_____(Seal)

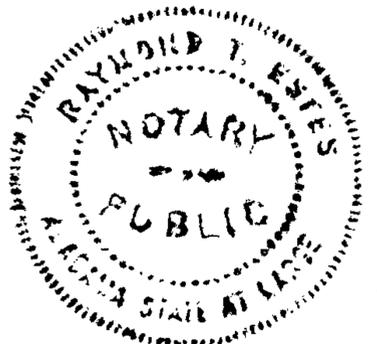
_____(Seal)

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah B. Gurganus 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 26th day of **November, 2003**.



Notary Public - Raymond T. Estes

My Commission Expires: **July 11, 2007**