

THIS INSTRUMENT WAS PREPARED BY:
JAMES H. WEAVER, JR., ATTORNEY
1029 SOUTH 23RD STREET
BIRMINGHAM, ALABAMA 35205

SEND TAX NOTICE TO:
DAVID & GALINA WAITES

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ninety Thousand Dollars (\$90,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **MARTHA VIRGINIA BROWN, EXECUTRIX OF THE ESTATE OF DOROTHY EDGIL, DECEASED, by appointment of the Probate Court of Shelby County, Alabama, Case No. PR-2004-00125,** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **DAVID WAITES and GALINA WAITES** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Part of Lot 5, Royal Oaks First Sector a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 17, being run in a northerly direction along the west line of said Lot 5 for a distance of 120.00 feet to the Northwest corner of said lot, thence turn an angle to the right and run along the north line of said lot in an easterly direction a distance of 150.00 feet to the northeast corner of said lot, thence turn an angle to the right and run in a southerly direction along the east line of said lot for a distance of 98.99 feet, thence turn an angle to the right of 82°01'36" and run in a southwesterly direction for a distance of 151.46 feet to the point of beginning.

Subject to other easements, restrictions and limitations of record.

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 do for myself and for my heirs, executors, and administrators covenant with the said 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, as Executrix of the Estate of Dorothy Edgil, Deceased, 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, as Executrix of the Estate of Dorothy Edgil, Deceased, have hereunto set my hand and seal, this the 29 day of APRIL, 2004.

ESTATE OF DOROTHY EDGIL

BY: Martha Virginia Brown, Executrix
Martha Virginia Brown, Executrix

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, Martha Self, a Notary Public in and for said County, in said State, hereby certify that Martha Virginia Brown, Executrix of the Estate of Dorothy Edgil, Deceased, 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, she executed the same voluntarily and in her fiduciary capacity on the day the same bears date.

Given under my hand and official seal this the 29 day of APRIL, 2004.

Martha Self
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/14/07