

DJ
10767

(RECORDING INFORMATION ONLY ABOVE THIS LINE)
This Instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

JASON SCOTT GREEN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY FIVE THOUSAND DOLLARS and 00/100 (\$35,000.00) to the undersigned grantor, GFP PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JASON SCOTT GREEN and CONNIE ROSE GREEN, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 9, ACCORDING TO THE FINAL PLAT OF INDEPENDENCE SUBDIVISION, PHASE II, AS RECORDED IN MAP BOOK 33, PAGE 42, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. DRAINAGE EASEMENT AND SANITARY SEWER EASEMENT AS SHOWN BY RECORD PLAT.
3. LOCATION OF FENCE AS SHOWN BY RECORD PLAT.
4. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED VOLUME 271, PAGE 739 AND DEED VOLUME 271, PAGE 718.
5. RIGHT OF WAY TO COLONIAL PIPELINE COMPANY AS RECORDED IN DEED VOLUME 267, PAGE 834 AND DEED VOLUME 222, PAGE 209.
6. EASEMENT FOR ROADWAY AS DESCRIBED IN DEED RECORDED IN REAL VOLUME 108, PAGE 341.
7. AGREEMENT BETWEEN ALABAMA POWER COMPANY AND COLONIAL PIPELINE COMPANY AS RECORDED IN REAL VOLUME 386, PAGE 393.

\$189,000.00 of the consideration herein was derived from a mortgage 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, GFP PROPERTIES, LLC, by its MEMBER, R. SHAN PADEN who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 4th day of May, 2004.

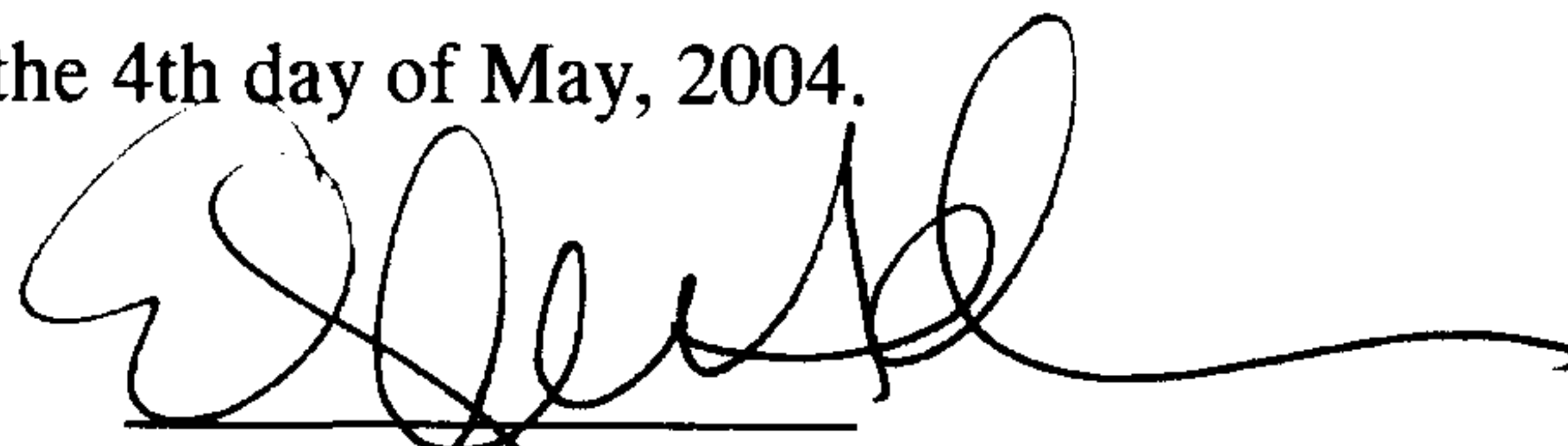
GFP PROPERTIES, LLC
By: 
R. SHAN PADEN, MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that R. SHAN PADEN, whose name as MEMBER of GFP PROPERTIES, LLC, an Alabama Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 4th day of May, 2004.


Notary Public

My commission expires: 10/2005