

SEND TAX NOTICE TO:
Ashley Grissom and Clark Grissom
4548 Cayce Lane
Hoover, Alabama 35244-3287

This instrument was prepared by:

Sunny Henderson
Trimmier Law Firm
2737 Highland Avenue South
Birmingham, AL 35205

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 Four Thousand dollars & no cents (\$204,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Brenda Gail Branch, an unmarried woman (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Ashley Grissom and husband, Clark Grissom** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 14, ACCORDING TO THE SURVEY OF SANDPIPER TRAIL SUBDIVISION, SECTOR II, AS RECORDED IN MAP BOOK 12, PAGES 44, 45, 46, AND 47 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

1.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real Volume 340, Page 499 in the official records of Shelby County.

2.) 35' building line from Cayce Lane and Riverbend Trail, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 12, Pages 44-47.

3.) 100 yard flood elevation as shown on recorded Map Book 12, Pages 44-47.

4.) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 186, Page 357 and Deed Book 225, Page 385.

TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** 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 **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **June 22, 2004**

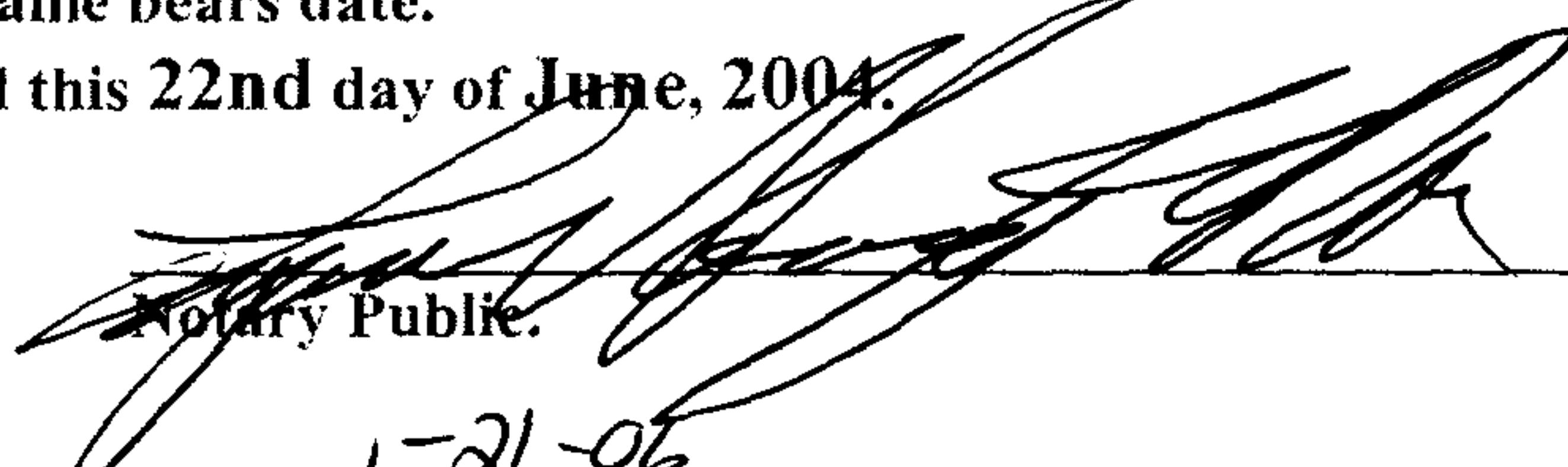

Brenda Gail Branch (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brenda Gail Branch, an unmarried woman** whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **22nd day of June, 2004**.


Notary Public.

1-21-06