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Shelby Cnty Judge of Probate, AL
07/27/2004 09:49:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden

PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DANIEL R. BOYD
2521 CHANDAWOOD LANE

PELHAM, ALABAMA 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$174,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KEITH M. PRICE and CATHYE A. PRICE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DANIEL R. BOYD and JOY G. BOYD, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 259, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, SIXTH SECTOR ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 50, 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. EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS OR COVENANTS RECORDED IN MISC. 24, PAGE 890 AND REAL 25, PAGE 747.
4. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. 25, PAGE 742.
5. BUILDING SETBACK LINE AS SHOWN BY RECORD PLAT.

\$139,920.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KEITH M. PRICE and CATHYE A. PRICE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of July, 2004.



KEITH M. PRICE



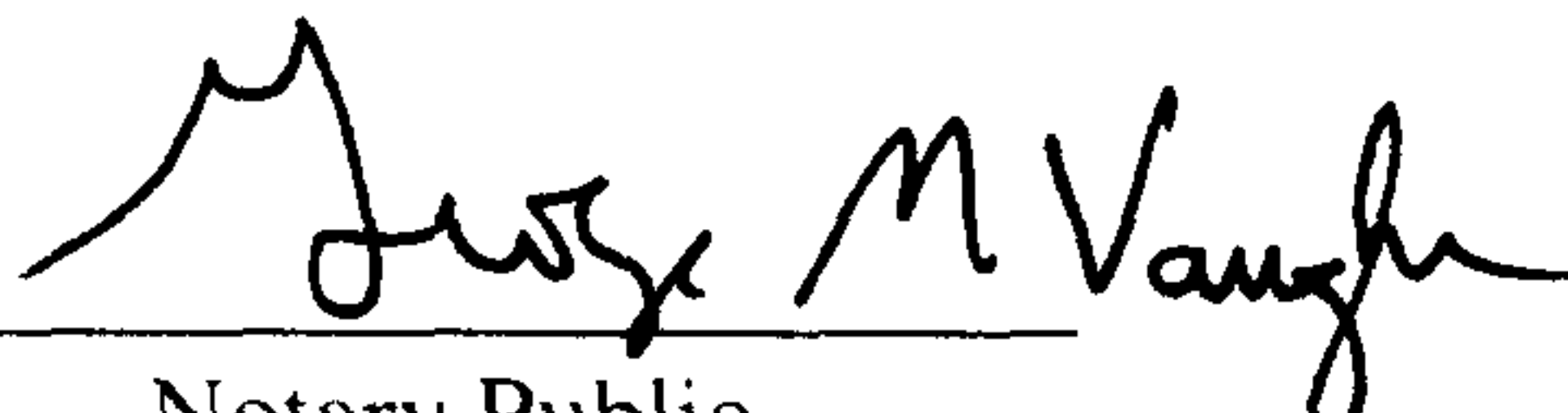
CATHYE A. PRICE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KEITH M. PRICE and CATHYE A. PRICE, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of July, 2004.



Notary Public

My commission expires: 9.29.06

