

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**


20041007000556460 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
10/07/2004 13:18:00 FILED/CERTIFIED

This instrument was prepared by:
WILLIAM PATRICK COCKRELL

WPC & ASSOCIATES LLC

(Name)

2 OFFICE PARK CIRCLE, SUITE 105
BIRMINGHAM, ALABAMA 35223

(Address)

Send tax notice to:
SHNEQUIE L. BOWMAN-
GREENE
ORWANDO L. GREENE

(Name)

290 HIGHWAY 306
CALERA, AL 35040

(Address)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTEEN THOUSAND NINE HUNDRED dollars (\$217,900.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), ALLAN R. XANDERS and MARGARET XANDERS, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto SHNEQUIE L. BOWMAN-GREENE and ORWANDO L. GREENE, 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:

SEE ATTACHED EXHIBIT "A"

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 217,900.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to 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.

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And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (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 have hereunto set my hand and seal, 09/22/04.



t ALLAN R. XANDERS (Seal)



MARGARET XANDERS (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that ALLAN R. XANDERS and MARGARET XANDERS, HUSBAND AND WIFE whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 09/22/04.



WILLIAM PATRICK COCKRELL Notary Public, AL State at Large My Comm. Expires May 28, 2006

Notary Public

Exhibit A

Lot 23, according to the map of Country View Estates, Phase I, as recorded in Map Book 10, page 10 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, Commence at the Northwest corner of Lot 23, Country View Estates, Phase I, as recorded in Map Book 10, page 10 in the Probate Office of Shelby County, Alabama and run thence Southwesterly along the Westernmost line of said Lot 23, a distance of 111.21 feet to the point of beginning of the property being described; thence continue along last described course 143.64 feet to a point; thence turn 90° 39' 44" left and run 193.58 feet to a point; thence turn 92° 39' 24" left and run 140.18 feet to a point; thence turn 86° 30' 00" left and run 185.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.