

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
**B. CHRISTOPHER BATTLES**  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Fred J. Elkourie and Sandra E. Elkourie  
1907 Gallant Fox Drive  
Helena, Alabama 35080

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred thirty seven thousand five hundred and no/100 (\$137,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt where is acknowledged, I or we, **Jeff Gaddis and Danielle Gaddis, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Fred J. Elkourie and Sandra E. Elkourie** (herein referred to as grantees, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 69, according to the Survey of Dearing Downs, Ninth Addition, Phase IV, as recorded in Map Book 15, Page 96, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted.

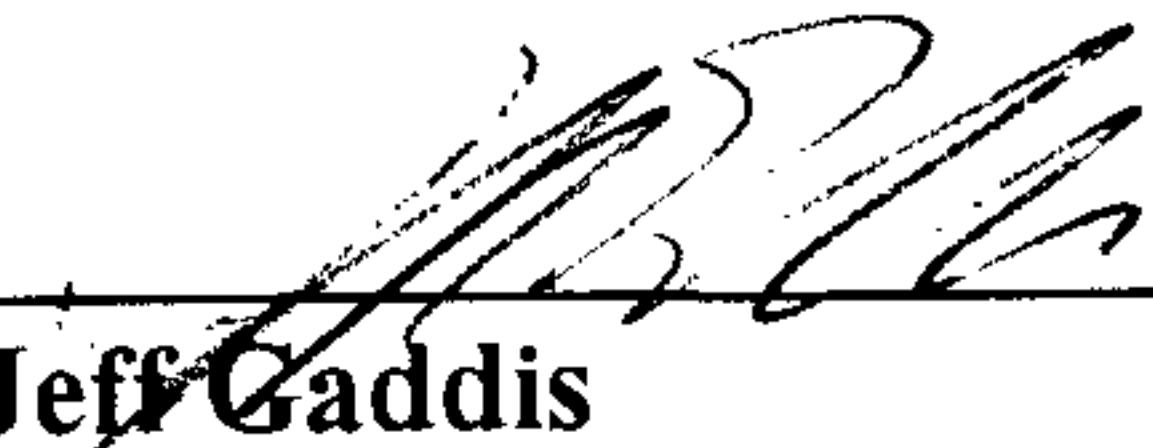
\$137,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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 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 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 18<sup>th</sup> day of February, 2005.

  
Jeff Gaddis

  
Danielle Gaddis

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Jeff Gaddis and Danielle Gaddis, husband and wife**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of February, 2005.

  
Notary Public  
My Commission Expires: 02-25-05