


This instrument was prepared by
(Name) William H. Halbrooks, Attorney
(Address) 11 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To: David Winter Drosdick
name
4020 Oak Meadows Cove
address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20050304000103170 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
03/04/2005 12:42:00 FILED/CERTIFIED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Eight-Nine Thousand Nine Hundred and No/100 Dollars---
-----(\$289,900.00
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert B. Driscoll and Shelley R. Driscoll, Husband and Wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

David Winter Drosdick and Kristine A. Drosdick
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 12, according to the Survey of Oak Meadows, 1st Sector, as recorded in
Map Book 20, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 231,900.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

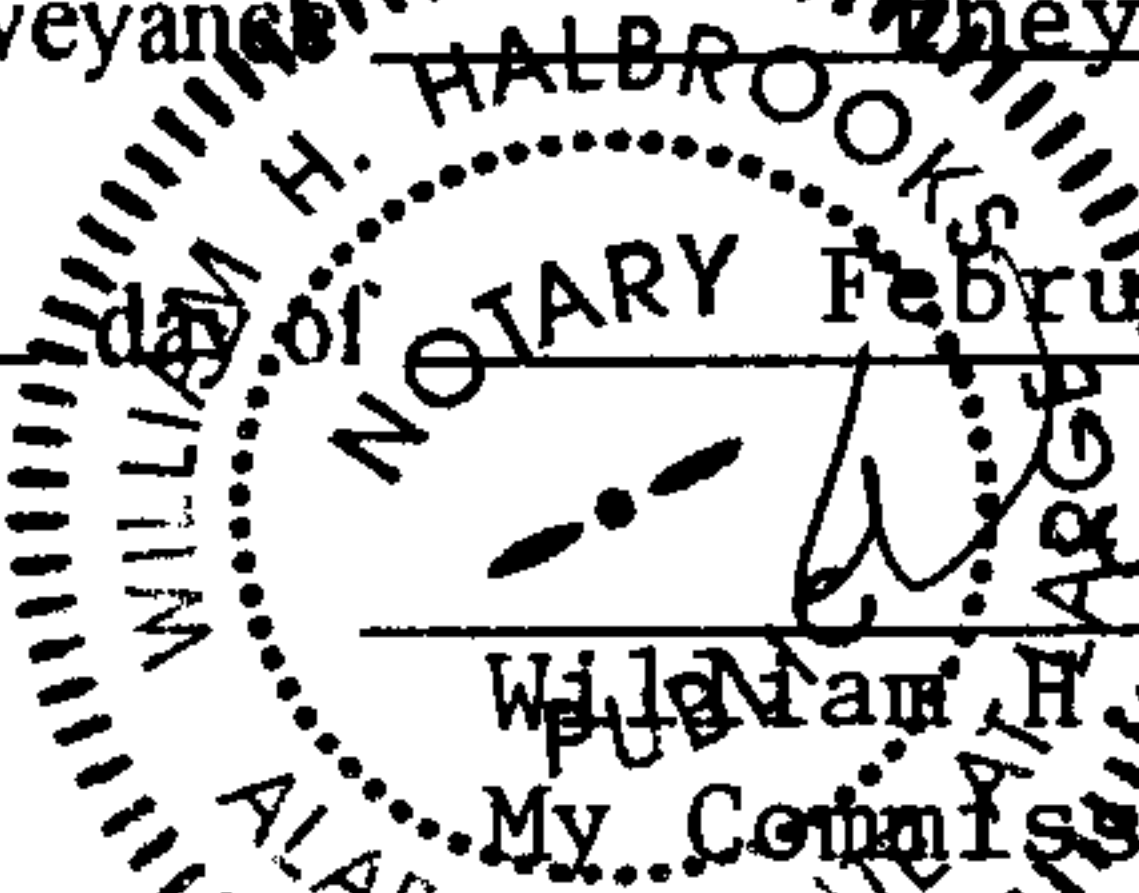
\$ 58,000.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th
day of February, 2005.

_____(Seal) Robert B. Driscoll (Seal)
_____(Seal) Shelley R. Driscoll (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that
Robert B. Driscoll and Shelley R. Driscoll
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 the conveyance, they executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 28th day of February, 2005, A.D.

William H. Halbrooks Notary Public
My Commission Expires: 4/21/08