20050404000154440 1/1 \$54.00 Shelby Cnty Judge of Probate, AL 04/04/2005 03:34:02PM FILED/CERT

This instrument was prepared by: David P. Condon, P. C. 300 Union Hill Drive Ste 200 Birmingham, AL 35209

Send tax notice to: Michael J. Breipohl 4064 Guilford Road Hoover, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)	
SHELBY COUNTY	:	VNICNAL AACNI DV THECE DDECENITO
DEEDT COUNT)	KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Jeffery S. Smith and his wife Meredith S. Miller

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Michael J. Breipohl and Ruth A. Breipohl

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

> Lot 8, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 2, as recorded in Map Book 22, page 24, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$172,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2005 ad valorem taxes not yet due and payable;

all mineral and mining rights not owned by the Grantors; and

all easements, rights-of-way, restrictions, covenants and encumbrances

of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS WHER OF, we have set our hands and seals, this 23rd day of March, 2005. (Seal) Linedith Meredith S. Miller STATE OF ALABAMA Shelby County, AL 04/04/2005 State of Alabama JEFFERSON COUNTY Deed Tax: \$43.00

I, the undersigned Notary Public in and for said County, in said that bereby certify that Jeffery S. Smith and Meredith S. Miller whose names are signed to the foregoing conveyance, and Ono are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance the executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day off Margh

Notary Public: David P. Condon My Commussion Expires: 2-12-06