

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

STATE OF ALABAMA

SHELBY COUNTY

Send tax notice to: James Drew Coleman, Jr. 3969 Guilford Road Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

That in consideration of Two Hundred Seventeen Thousand and 00/100 Dollars (\$217,000.00)

KNOW ALL MEN BY THESE PRESENTS

to the undersigned grantors in han	nd paid b	y the grantees herein, the receipt whereof is acknowledged, we,
Hobart A. Arnold, III and his wife, Casey C. Arnold		
(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto		
James Drew Coleman, Jr. and Geraldine B. Coleman		
(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 35, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 3, as recorded in Map Book 24, Page 27, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama		
\$109,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.		
Subject to:	(1)(2)(3)	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.		
IN WITNESS WHEREOF, we have set our hands and seals, this 11th day of April, 2005.		
Hobart A. Arnold		(Seal) Casey C. Arnold (Seal)
STATE OF ALABAMA)		
JEFFERSON COUNTY)		
A. Arnold, III and Casey C. Arnome, acknowledged before me on	ld whose this day,	y Public in and for said County, in said State, hereby certify that Hobart e names are signed to the foregoing conveyance, and who are known to that being informed of the contents of the conveyance they executed the rs date. Ind official seal this 11th day of April 1001.
		Notary Public: David P. Gondon My Commission Expires: 2-12-06