$15,000.00 value

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

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

# WARRANTY DEED

20050511000226000 1/1 $16.00
Shelby Cnty Judge of Probate,AL
05/11/2005 10:12:23AM FILED/CERT

STATE OF ALABAMA )
:
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Ten ($10.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

**James Drew Coleman, Jr. and his wife Geraldine B. Coleman**

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

**James Drew Coleman, Jr.** and **Geraldine B. Coleman**, an undivided one-half interest
and **Karen C. Fitzgerald**, an undivided one-half interest

(hereinafter referred to as "Grantees") 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**

Subject to:
(1) 2005 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD an undivided one-half interest unto Karen C. Fitzgerald, her heirs and assigns forever; TO HAVE AND TO HOLD an undivided interest unto James Drew Coleman, Jr. and Geraldine B. Coleman, (hereinafter the "COLEMANS") 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 Colemans herein) in the event one Coleman survives the other Coleman, the entire interest in fee simple shall pass to the surviving Coleman, and if one does not survive the other, then the heirs and assigns of the Colemans 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.

James Drew Coleman (Seal)
James Drew Coleman, Jr.

Geraldine B. Coleman (Seal)
Geraldine B. Coleman

STATE OF ALABAMA )
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that James Drew Coleman, Jr. and Geraldine B. Coleman 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 11th day of April, 2005.

DAVID P. CONDON NOTARY PUBLIC

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

Shelby County, AL 05/11/2005
State of Alabama

Deed Tax:$5.00