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

Send tax notice to: Joyce Connerat 1108 Gables Drive #8 Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of One Hundred Eleven Thousand and 00/100 Dollars (\$111,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Caryl Green, an unmarried woman

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

Joyce Connerat and Pearce Connerat, as owners in fee simple with a life estate reserved for Frank Connerat

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

See Attached Exhibit "A" Hereto and Incorporated Herein

Subject to:

- 2005 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantor; and **(2)**
- all easements, rights-of-way, restrictions, covenants and encumbrances of (3) 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 I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

(Seal)

IN WITNESS WHEREOF, I have set my hand and seal, this 22nd day of June, 2005.

Caryl Green

STATE OF ALABAMA)

JEFFERSON COUNTY

Shelby County, AL 07/18/2005

State of Alabama

Deed Tax:\$111.00

1, the undersigned Notary Public in and for said County, in said State, hereby certify that Caryl Green, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before the or this day, that being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bean date.

Given under my hand and official seal this 22nd day of June, 2005/

Notary Public: David P. Condon
My Commission Expires: 2112-06



EXHIBIT "A"

Unit 1108, Building 11, in The Gables, a condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, and amended in Real Volume 27, Page 733, Real Volume 50, Page 237 and Real Volume 50, Page 340, and re-recorded in Real 50, Page 942, Real 165, Page 578 and amended in Real 59, Page 19 and further amended by Corporate Volume 50, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in Real Volume 50, Page 325, further amended in Real 189, Page 222, Real 222, Page 691; Real 238, Page 241, Real 269, Page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended in Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.