

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire #17 Office Park Circle Birmingham, Alabama 35223

Terri M. Grauel 5219 Jameswood Circle Birmingham, AL 35244

70,030

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One and no/100 dollars (\$1.00) and the purpose of clearing title to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Terri M. Grauel and husband Mike Grauel, and Ronald G. McAbee, a married man and David McAbee, a married man (herein referred to as Grantors) do grant, bargain, sell and convey unto Terri M. Grauel and Mike Grauel (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Jefferson, towit:

Lot 28, according to the Survey of Jameswood-Second Sector, as recorded in Map Book 11, Page 108, in the Office of the Judge of Probate of Shelby County, Alabama.

The property described in this instrument is not the homestead of the Grantor. Said Grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

Mike Grauel and William M. Grauel are one and the same person.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Subject to that certain mortgage recorded in Inst No. 20041118000635690

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 we do for ourselves and for our heirs, executors, and administrators covenant with said 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 my 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 hands and seal, this 37 day of April, 2004.

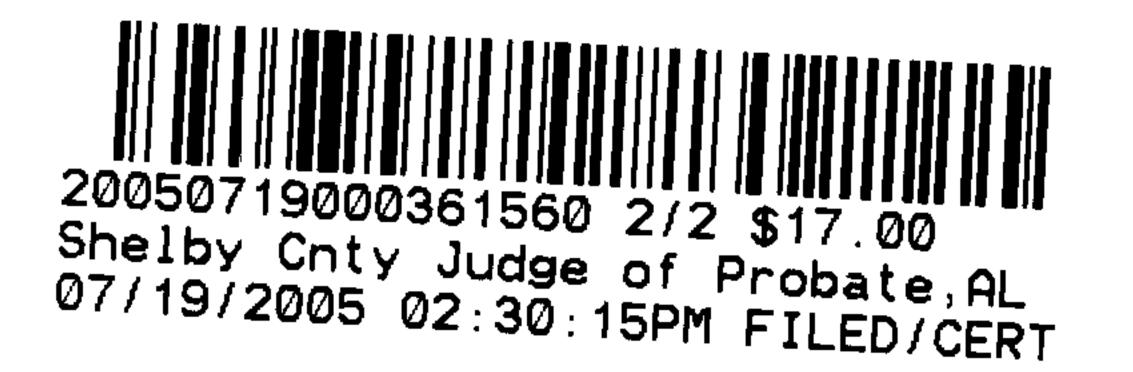
Terri M. Grauel

1/1/kg

Ronald G. McAbee

sauf Millen

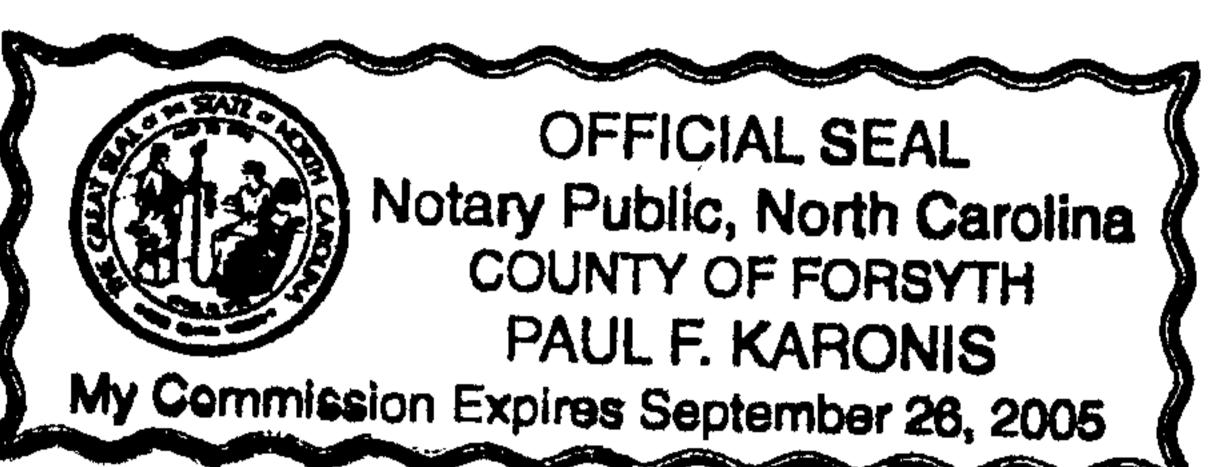
David McAbee



STATE OF NORTH CAROLINA) COUNTY OF

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronald G. McAbee, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the day of April, 2004.



Vaul Haronis Notary Public

My Commission Expires:

STATE OF ALABAMA) COUNTY OF Monroe

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David McAbee, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30 day of April, 2004.

My Commission Expires: 01/23/2008

Notary Public Saucer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Terri M. Grauel and husband Mike Grauel, 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 the 5th day of April, 2004. 2005.

Notary Public

My Commission Expires: