

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$179,900.00** to the undersigned Grantor(s), **David Waites and Galina Waites, husband and wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Tami S Waddell and John S Waddell** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of Lot 5, Royal Oaks First Sector a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 17, being run in a northerly direction along the west line of said Lot 5 for a distance of 120.00 feet to the Northwest corner of said lot, thence turn an angle to the right and run along the north line of said lot in an easterly direction a distance of 150.00 feet to the northeast corner of said lot, thence turn an angle to the right and run in a southerly direction along the east line of said lot for a distance of 98.99 feet, thence turn an angle to the right of 82° 01' 36" and run in a southwesterly direction for a distance of 151.46 feet to the point of beginning.

Address of Property: **2509 Elizabeth Drive**
Pelham, Alabama 35124

Subject to taxes for the year 2005 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$143,920.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 2nd day of September, 2005.

By: *Galina Waites*
Grantor

David Waites
Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **David Waites and Galina Waites, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 2005.

Shirley C Bell
Notary Public

Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Oct 19, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared By:
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Tami S Waddell and John S Waddell
2509 Elizabeth Drive
Pelham, Alabama 35124