

20051013000533390 1/2 \$324.00
Shelby Cnty Judge of Probate,AL
10/13/2005 10:32:46AM FILED/CERT

Shelby County, AL 10/13/2005
State of Alabama
Deed Tax:\$310.00

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Broderick D. Smiley
5210 Greystone Way
Hoover, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Five Hundred Fifty Thousand and 00/100 (\$1,550,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **George L. Jones and wife, Suzanne T. Henninger** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Broderick D. Smiley**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 10, according to the Survey of Greystone, 9th Sector, as recorded in Map Book 21, Page 143, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

\$ 1,240,000 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


George L. Jones is one and the same person as George F. Jones, the Grantee in that certain deed recorded in Instrument Number 2001-20452. Suzanne T. Henniger is one and the same person as Suzanne Tortorige Jones.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set George F. Jones hand and seal this the 24th day of **August, 2005**.


George L. Jones


Suzanne T. Henninger

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that George L. Jones, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of August, 2005.


NOTARY PUBLIC

My Commission Expires:

6-5-2007

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Suzanne T. Henninger, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of August, 2005.


NOTARY PUBLIC

My Commission Expires: 4/29/06