20051017000538940 1/1 $22.00
Shelby Cnty Judge of Probate, AL
10/17/2005 10:14:03AM FILED/CERT

This instrument was prepared by:
TitleTech Services, Inc.
100 Concourse Parkway
Birmingham, AL 35244

Send Tax Notice To: Brandon W. Vice & Jessica L. Vice
1973 Riva Ridge Road
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of $10,000 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jessica L. Vice, (who acquired title as Jessica L. Webber) and Brandon W. Vice, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Brandon W. Vice and Jessica L. Vice, husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 17, according to the Survey of Dearing Downs, Ninth Addition, Phase III, as recorded in Map Book 15, Page 41, in the Probate Office of Shelby County, Alabama.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

($0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of September, 2005.

_____ (Seal)	Jessica L. Vice (Seal)
_____ (Seal)	Brandon W. Vice (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	

Shelby County, AL 10/17/2005
State of Alabama

Deed Tax:$10.00

STATE OF ALABAMA

} General Acknowledgment

Shelby COUNTY

I, Bryan Weber, a Notary Public in and for said County, in said State, hereby certify that Jessica L. Vice, who acquired title as Jessica L. Webber & Brandon W. Vice, husband and wife 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September, 2005.

MY COMMISSION EXPIRES APRIL 1, 2009

_____, Notary Public
My Commission Expires: