

Shelby County, AL 11/01/2005 State of Alabama

Deed Tax: \$54.00

SEND TAX NOTICE TO:
Michael N. Robinson and Carolyn Y.
Robinson
173 Grandview Parkway
Alabaster, Alabama 35007

KNOW ALL MEN BY THESE PRESENTS:

This instrument was prepared by
Richard B. McClelland
Attorney at Law
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

That in consideration of Two Hundred Sixty-Nine Thousand Nine Hundred and No/100 Dollars (\$269,900.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, James H. Everett, Jr. and Susan J. Everett, husband and wife (herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto Michael N. Robinson and Carolyn Y. Robinson, husband and wife (herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 703, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 7TH ADDITION, AS RECORDED IN MAP BOOK 21, PAGE 134, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2005 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 21, Page 134. (5) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1995-05892; 1st amendment in Instrument 1995-28543 and Instrument 1996-37929 in the Probate Office of Shelby County, Alabama.

\$ 215,920.00 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 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.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this October 18, 2005.

(Seal)

(Seal)

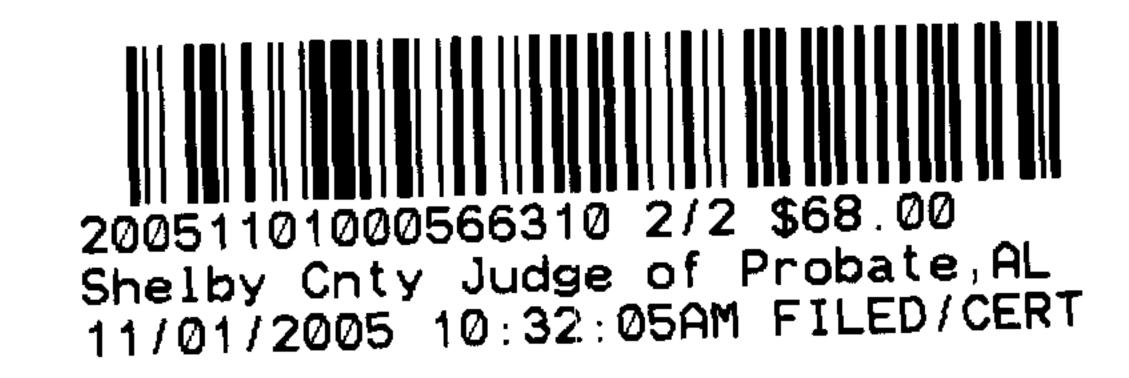
(Seal)

(Seal)

Susan J. Everett

(Seal)

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice



STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James H. Everett, Jr. and Susan J. Everett, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 18th day of October, 2005.

(Seal)

Notary Public.

My Commission Expires: