

SEND TAX NOTICE TO:

Marc Robillard

Melissa Robillard

4256 Milner Rd E
Birmingham AL 35242

This Instrument Prepared By:

Harold H. Goings

Spain & Gillon

2117 Second Avenue North

Birmingham, Alabama 35203

Shelby County, AL 12/01/2005
State of Alabama

Deed Tax: \$400.00

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Andrew C. Kilpatrick and wife, Patricia B. Kilpatrick** convey unto **Marc Robillard and Melissa Robillard** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 31, according to the survey of Mountain View Lake Company, Second Sector, as recorded in Map book 3, Page 150, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. 2006 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

\$100,000.00 of the consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 the said Grantees, their heirs, executors 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 our heirs, executors and administrators 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, WE have hereunto set our hands and seals this the 18th day of November, 2005.

Andrew C. Kilpatrick
Andrew C. Kilpatrick
Patricia B. Kilpatrick
Patricia B. Kilpatrick

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Andrew C. Kilpatrick and Patricia B. Kilpatrick, 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 18th day of November, 2005.

My Commission Expires: 8/29/07

[Signature]
Notary Public