THIS INSTRUMENT PREPARED BY
Douglas W. Ingram, Attorney
9212 Brookhurst Drive Suite 102
Birmingham, Alabama 35235

Send Tax Notice To:
Crystal Brittney Duncan & Justin M. Duncan
65 Walker Court
Springville, AL 35146

$25,000.00

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

ALABAMA)
) Know All Men By These Presents.
SHELBY COUNTY)

That in consideration of Ten and 00/100ths Dollars ($10.00) and other valuable and good Consideration to the undersigned (GRANTORS) herein, the receipt of which is acknowledged, we,

Sarah Goodman, an unmarried woman

20060104000004950 1/1 $36.00
Shelby Cnty Judge of Probate, AL
01/04/2006 11:21:04AM FILED/CERT

herein referred to as GRANTORS do grant, bargain, sell and convey unto:

Justin Matthew Duncan and Crystal Brittney Duncan

(Herein referred to as the GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, of Stanley's Addition to Lay Lake as recorded in Map Book 22, Page 148, 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, 2006.
Existing covenants and restrictions, easements, building lines, and limitations of record.

The preparer of this instrument expresses no opinion as to validity of title conveyed.

TO HAVE AND TO HOLD, to the said GRANTEES, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 4th day of January, 2006.

_____ **(Seal)**

Sarah Goodman **(Seal)**
Sarah Goodman

_____ **(Seal)**

_____ **(Seal)**

STATE OF ALABAMA)
) General Acknowledgment
SHELBY COUNTY)

Shelby County, AL 01/04/2006
State of Alabama

Deed Tax:$25.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sarah Goodman, an unmarried woman, whose names 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, A.D.,2006.

Karen Celeste Duncan
NOTARY PUBLIC
Karen Celeste Duncan

My Commission Expires: March 4, 2006.