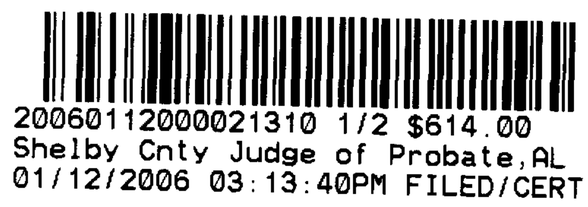
13559


20060112000021310 1/2 $614.00
Shelby Cnty Judge of Probate,AL
01/12/2006 03:13:40PM FILED/CERT

Shelby County, AL 01/12/2006
State of Alabama

Deed Tax:$600.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

GARY W. THOMAS
4506 HIGH COURT CIRCLE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO MILLION FOUR HUNDRED THOUSAND DOLLARS and 00/100 ($2,400,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RONALD L. STANFA and PATRICIA M. STANFA, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GARY W. THOMAS and PATRICIA A. THOMAS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF GREYSTONE, 4TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 22, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 22 AT PAGE 27.

3. TITLE TO THAT PORTION OF INSURED PREMISES WITHIN THE RIGHT OF WAY OF PRIVATE ROAD.

4. TITLE TO THAT PORTION OF INSURED PREMISES WITHIN THE RIGHT OF WAY OF HUGH DANIEL DRIVE.

$1,800,000.00 of the consideration herein was derived from a mortgage closed 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.

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And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RONALD L. STANFA and PATRICIA M. STANFA, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of November, 2005.

Ronald L. Stanfa
RONALD L. STANFA

Patricia M. Stanfa
PATRICIA M. STANFA

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RONALD L. STANFA and PATRICIA M. STANFA, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of November, 2005.

Notary Public

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

My commission expires: 9.29.06