SEND TAX NOTICE TO:

	(Name) <u>Gideon J. Sipin</u>
This instrument was prepared by	5200 Meadowbrook Road (Address) Birmingham, Al. 35242
(Name) Patricia K. Martin, PC 2090 Columbiana Rd.	
(Address) Birmingham, Al. 35216	20060217000081160 1/1 \$12.00 Shelby Cnty Judge of Probate,AL 02/17/2006 03:08:26PM FILED/CERT
Form 1-1-5 Rev. 5/82 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COL	·
STATE OF ALABAMA Shelby COUNTY KNOW ALL MEN BY THESE PI	
That in consideration of Three hundred eighty-three thousand	four hundred and no/100 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the	(\$383,400.00)
Troy Alton Adair, Jr., an unmarried man (herein referred to as grantors) do grant, bargain, sell and convey unto	
Gideon J. Sipin and Lynetta Y. Sipin	
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the f	ollowing described real estate situated in
Shelby County, A	Alabama to-wit:
Lots 4 and 5, according to the Map of Meadow Brook in Map Book 8, Page 57 in the Probate Office of Sh	
Subject to all easements, restrictions and rights	of way of record.
\$383,400.00 of the above mentioned purchase price which was closed simultaneously herewith.	was paid for from a mortgage loan
MILLOIL MAD CLODER PINAL CAMEORPT'S HELEMINIT'S	
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with ri the intention of the parties to this conveyance, that (unless the joint tenancy hereb the grantees herein) in the event one grantee herein survives the other, the entire in	y created is severed or terminated during the joint lives of
if one does not survive the other, then the heirs and assigns of the grantees herein shand I (we) do for myself (ourselves) and for my (our) heirs, executors, and adm	nall take as tenants in common.
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that t above; that I (we) have a good right to sell and convey the same as aforesaid; that I	hey are free from all encumbrances, unless otherwise noted
shall warrant and defend the same to the said GRANTEES, their heirs and assigns for	rever, against the lawful claims of all persons.
IN WITNESS WHEREOF,I have hereunto set my	hand(s) and seal(s), this10
day of February, 2006,	
WITNESS:	me Athen Alain
	454 14011/10111111111111111111111111111111
(Seal)	/ TROY ALTON ADAIR, JR. (Seal)
	(Ocar)
STATE OF ALABAMA (Seal)	(Seal)
Jefferson county	
I,the undersigned	, a Notary Public in and for said County, in said State,
hereby certify that Troy Alton Adair, Jr., an unmarried	<u>d man</u>
whose name signed to the foregoing conveyance, and who on this day, that, being informed of the contents of the conveyance he has	
on the day the same bears date.	executed the same voluntarily
	ebruary, 2006
MY COMMISSION EXPIRES: 62806	estricio Kilacteri