

Shelby County, AL 03/22/2006 State of Alabama

Deed Tax:\$800.00

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To:
Daniel Tunnell and Kelley Tunnell
1302 Legacy Drive
Birmingham, Alabama 35242

STATE OF ALABAMA ) :

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eight Hundred Thousand and 00/100 (\$800,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Proctor and Son's Builders, Inc., an Alabama corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Daniel Tunnell and Kelley Tunnell, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 505, according to the Survey of Greystone Legacy, 5th Sector, Phase II, as recorded in Map Book 32, Pages 85 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

## Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 8th day of March, 2006.

Proctor and Sor's Builders, Inc.

Donald R. Proctor, President

STATE OF ALABAMA

**COUNTY OF JEFFERSON** 

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald R. Proctor, whose name as President of Proctor and Son's Builders, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of March, 2006.

NOTARY PUBLIC

My Commission Expires:

o No