20060406000159450 1/1 $12.00
Shelby Cnty Judge of Probate,AL
04/06/2006 01:43:50PM FILED/CERT

Prepared by:
MALCOLM S. McLEOD, ESQ.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
John B. Foley & Russell Grice
1916 Hwy. 58
Helena, AL 35080

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY-NINE THOUSAND AND NO/100 DOLLARS ($99,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **TAMARA K. CANNON and JAMES PAUL CANNON, II,** wife and husband (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JOHN B. FOLEY and RUSSELL GRICE** (hereinafter referred to as Grantees), 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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 8, according to the map of Somerset Townhomes, as recorded in Map Book 10, Page 14, in the Probate Office of Shelby County, Alabama.

$99,000.00 of the purchase price was paid with a first mortgage recorded simultaneously herewith.

Tamara K. Sprenkle by deed dated 8/21/02 and recorded 8/30/02 in Instrument 20020830000415460, is one and same person as Tamara K. Cannon.

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 Grantees, 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are 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, Exceptions or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 30th day of March, 2006.

TAMARA K. CANNON

JAMES PAUL CANNON, II

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **TAMARA K. CANNON and JAMES PAUL CANNON, II,** 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 Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of March, 2006.

NOTARY PUBLIC
My Commission Expires:

MALCOLM S. McLEOD
Notary Public
STATE OF ALABAMA

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 15, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS