

This instrument was prepared by:
Michael T. Robitaille
529 Wynlake Ct.
Alabaster, Alabama 35007

Send Tax Notice To: Melissa W. Greer
529 Wynlake Court
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

206-62
20060426000195570 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
04/26/2006 01:26:02PM FILED/CERT

That in consideration of Two Hundred Fifteen Thousand dollars and Zero cents (\$215,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Michael T. Robitaille and wife, Dorothy O. Robitaille** (herein referred to as grantors) do grant, bargain, sell and convey unto **Melissa W. Greer and husband, Brandon M. Greer** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 39, according to the Survey of Wynlake Subdivision, Phase II, as recorded in map Book 20, Page 12 A & B, in the Probate Office of Shelby County, Alabama.

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.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this _____ day of _____, 20_____.

(Seal) Michael T. Robitaille (Seal)

(Seal) Dorothy O. Robitaille (Seal)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, Joel M. Glover, a Notary Public in and for said County, in said State, hereby certify that Michael T. Robitaille and wife, Dorothy O. Robitaille 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of March, 2006.

, Notary Public

Joel M. Glover