20060501000202890 1/2 \$54.00 Shelby Cnty Judge of Probate, AL 05/01/2006 03:08:15PM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to: 181 Greenfield Lane Alabaster, Alabama 35007

STATE OF ALABAMA COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$174,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, TIMOTHY P. O'BRIEN, AN UNMARRIED PERSON, AND ELIZABETH PATTON O'BRIEN, FORMERLY KNOWN AS ELIZABETH A. PATTON, AN UNMARRIED PERSON (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JAMES C. MOORE, III AND MICHELLE R. MOORE (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 66, according to the Survey of Greenfield, Sector 4 and 6, as recorded in Map Book 17, Page 131, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

(1)Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Building and setback lines of 30 feet from Greenfield Lane as recorded in Map Book 17, Page 131, in the Probate Office of Shelby County, Alabama; (b) Easement of 10 feet along rear and North property lines as recorded in Map Book 17, Page 131, in the Probate Office of Shelby County, Alabama; (c) Transmission line permits to Alabama Power Company as recorded in Deed Book 136, Page 398 and Deed Book 48, Page 626.

\$134,900.00 of the purchase price recited above was paid from a mortgage loans closed simultaneously herewith.

To Have And To Hold to 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 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 grantees, 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are fee from encumbrances, unless otherwise stated 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.

Shelby County, AL 05/01/2006 State of Alabama

State of Hiabama

Deed Tax: \$40.00

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In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of April, 2006.

Elizabeth Patton O'Brien

F/K/A Elizabeth A. Patton

STATE OF ALABAMA COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that TIMOTHY P. O'BRIEN, AN UNMARRIED PERSON AND ELIZABETH A. PATTON O'BRIEN, F/,K/A ELIZABETH A. PATTON, AN UNMARRIED PERSON, 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 this conveyance, they executed the same voluntarily on the day the same bears dately

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

Notary Public

HARRY W. GAMBLE NOTARY PUBLIC STATE OF ALABAMA MY COMMISSION EXPIRES MAR. 1, 2008