This instrument was prepared by

(Name) DAVID F. OVSON, LLC

(Address) 1130 South 22nd Street, Birmingham, Alabama 35205

Send Tax Notice To: Lee McGriff, III
name
6 Greenbrier Ridge
address
Shoal Creek, AL 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

20060505000212190 1/1 $61.00
Shelby Cnty Judge of Probate, AL
05/05/2006 10:04:55AM FILED/CERT

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED TWENTY FIVE THOUSAND AND NO/100----------DOLLARS($525,000.00)

to the undersigned grantor, Thompson Realty Co., Inc. a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Lee McGriff, III and wife, Leah G. McGriff

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, AL to-wit:

Lot 98-A and Lot 99-A, according to a Resurvey of Lots 16, 20, 21, 98, 99, 100, 101, 102, and 105, and a portion of a vacated road and a portion of vacated common area, in Shoal Creek, as recorded in Map Book 7, page 21, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
1. Ad valorem taxes for the year 2006, which are a lien, but not yet due and payable until October 1, 2006.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

$ 475,000.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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

Deed Tax:$50.00

TO HAVE AND TO HOLD, To 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 forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President and Controller who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of April 2006

Thompson Realty Co., Inc.

ATTEST:

By Douglas Nunnelley
Douglas Nunnelley, Vice President and Controller

STATE OF Alabama
COUNTY OF Shelby

I, David F. Ovson a Notary Public in and for said County in said State, hereby certify that Douglas Nunnelley whose name as Vice President and Controller of Thompson Realty Co., Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 25th day of April 2006

David F. Ovson
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 27, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS