20060515000228160 1/1 $117.00
Shelby Cnty Judge of Probate,AL
05/15/2006 01:57:49PM FILED/CERT

STATUTORY CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred, Twenty Nine Thousand, Nine Hundred and no/100's Dollars ($529,900.00) and other good and valuable consideration to the undersigned grantor, **ARTHUR HOWARD HOMES INC.,** a corporation (hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto **DANIEL SZASZ and ALINA VOICU** (hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Final Plat, Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Probate Office of Shelby County, Alabama.

$423,900.00 of the above consideration is paid by a Purchase Money Mortgage.

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 that 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said GRANTOR, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 5th day of May, 2006.

ATTEST:

ARTHUR HOWARD HOMES, INC.

_____

_____
It's President

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 05/15/2006
State of Alabama

Deed Tax:$106.00

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Arthur Howard, as President of Arthur Howard Homes, Inc., a corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 seal this the 5th day of May, 2006.

_____
Notary Public

F. WAYNE KEITH NOTARY PUBLIC ALABAMA STATE AT LARGE

This instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Daniel Szasz
5589 Double Oak Lane
Birmingham, Alabama 35242