This instrument was prepared by: Shelby County Abstract & Title Co., INc. 101 West College Columbiana, AL 35051

Send Tax Notice To:

Jason and Kristin Griffin 1677 7th Ave Calera, AL. 35040

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

20060605000263280 1/1 \$30.00 Shelby Cnty Judge of Probate, AL 06/05/2006 11:04:54AM FILED/CERT

SHELBY COUNTY

That in consideration of One Hundred Twenty Five Thousand dollars and Zero cents (\$125,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gina Gottier Pate, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Jason Griffin and Kristin Griffin (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lots 9, 10 and 11 in Block 52, according to Map of Resurvey of Russell R. Hetz Property as recorded in map Book 3, Page 119, in the Probate Office of Shelby County, Alabama.

> Shelby County, AL 06/05/2006 State of Alabama

Deed Tax: \$19.00

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$106,250.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, I have	e hereunto set m	ny hand and se	eal, this 19th day of May, 2006.  Sura Sottees - Pake  Gina Gottier Pate	(Seal)
		(Seal)	- Oma Gottlei Pate	(Seal)
		(Seal)		(Seal)
				(Seal)
STATE OF ALABAMA				
SHELBY COUNTY			General Acknowledgment	

I, Mike I. Atchison, a Notary Public in and for said County, in said State, hereby certify that Gina Gottier Pate, a married woman whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, 2006,

Mike T. Atchison, Notary Public

My Commission expires: 10-16-08

Atchison