

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

STATE OF ALABAMA )

COUNTY OF SHELBY )

GRANTEE'S ADDRESS:  
Philip Yonfa  
5057 Longleaf Lane  
Birmingham, Alabama 35242

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Seven Thousand and 00/100 (\$307,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Steven N. Crow and Nancy A. Crow, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANNEES, **Phillip Yonfa and Lori C. Yonfa, husband and wife**, (hereinafter referred to as GRANNEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 52, according to the Amended Map of Hickory Ridge, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$128,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANNEES, 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 GRANNEES 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 GRANNEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANNEES, and with GRANNEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANNEES, and GRANNEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 2nd day of June, 2006.

  
200606000267270 1/1 \$190.00  
Shelby Cnty Judge of Probate, AL  
06/06/2006 01:40:32PM FILED/CERT

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

Deed Tax: \$179.00

*Steven N. Crow*  
By: *Nancy A. Crow*  
his attorney-in-fact  
Steven N. Crow

by Nancy A. Crow,  
his attorney in fact

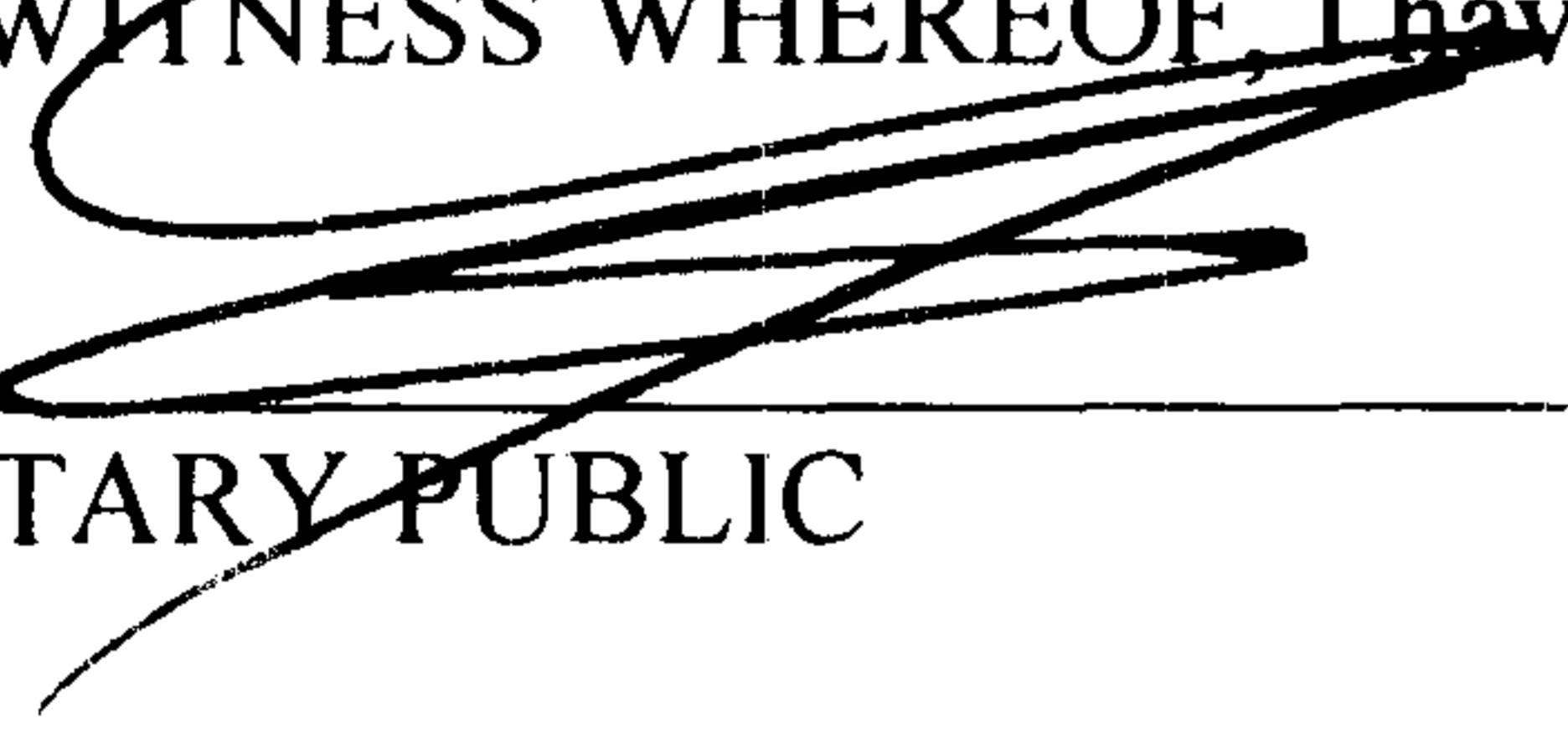
*Nancy A. Crow*

Nancy A. Crow

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Nancy A. Crow, 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 Instrument signed her name voluntarily on the day the same bears date.

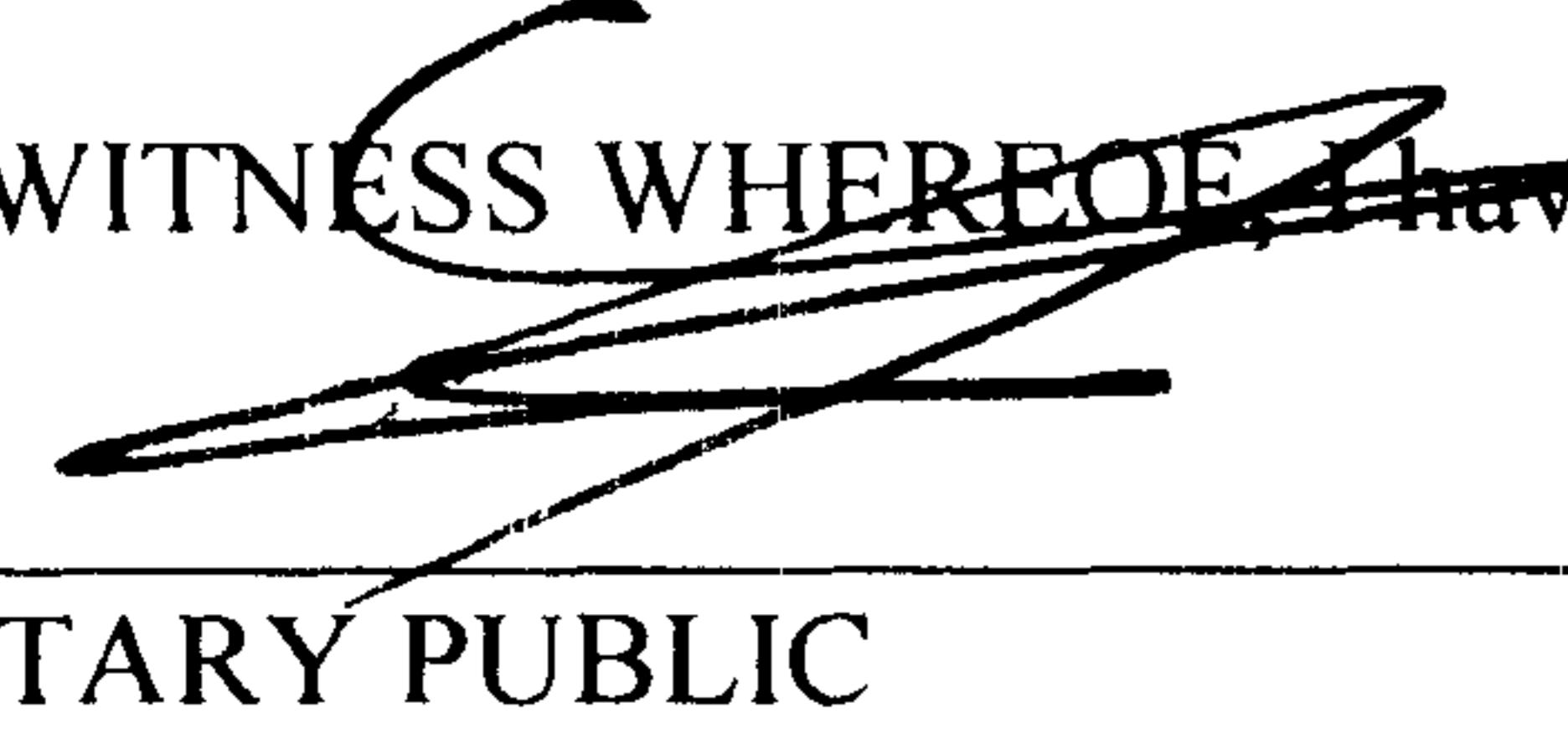
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of June, 2006.

  
NOTARY PUBLIC

State of Alabama)  
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Nancy A. Crow, whose name as Attorney In Fact for Steven N. Crow, 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, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of June, 2006.

  
NOTARY PUBLIC

My Commission Expires: 3/30/07

COURTNEY H. MASON, JR.  
COMMISSION EXPIRES MARCH 5, 2007

My Commission Expires: 3/30/07

COURTNEY H. MASON, JR.  
COMMISSION EXPIRES MARCH 5, 2007