WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20060608000271280 1/2 \$16.00 Shelby Cnty Judge of Probate, AL 06/08/2006 10:15:45AM FILED/CERT

This instrument was prepared by: WILLIAM PATRICK COCKRELL

WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK S STE 451N BIRMINGHAM, ALABAMA 35243

(Address)

STATE OF ALABAMA
COUNTY OF Shelby

Send tax notice to:
THOMAS CHRISTOPHER
GORSUCH
LAUREN GORSUCH

(Name)

1525 KING JAMES DRIVE ALABASTER, AL 35007

(Address)

Shelby County, AL 06/08/2006 State of Alabama

Deed Tax: \$2.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIVE THOUSAND dollars (\$105,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), <u>BENJAMIN B. YOUNG and TIFFANY YOUNG, HUSBAND AND WIFE</u> (herein referred to as Grantor) do, grant, bargain, sell and convey unto <u>THOMAS CHRISTOPHER GORSUCH and LAUREN GORSUCH</u>, <u>HUSBAND AND WIFE</u> (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

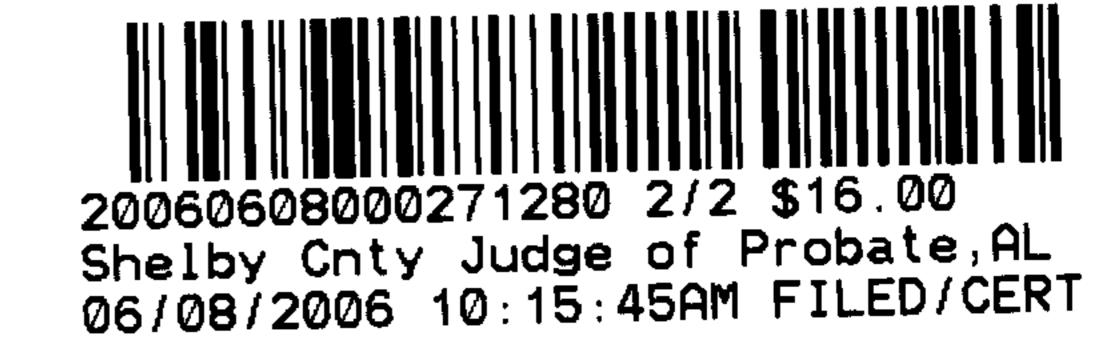
LOT 7, ACCORDING TO THE MAP AND SURVEY OF KINGWOOD TOWNHOMES, PHASE ONE, AS RECORDED IN MAP BOOK 9, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

NOTE: THE ROSALIE BOOHER SIGNED TO THE PURHCASE MONEY MORTGAGE FILED IN CONJUNCTION WITH THIS DEED IS A NON-OCCUPANT BORROWER.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 103,377.00 IS FILED 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 hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee

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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 we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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 hereunto set my hand and seal, 05/25/06.

BENJAMIN B. YOUNG (Seal)

TIFFANY YOUNG (Seal)

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, <u>William Patrick Cockrell</u>, a Notary Public in and for said County in said State, hereby certify that <u>BENJAMIN B. YOUNG</u> and <u>TIFFANY YOUNG</u>, 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 05/25/06.

Notary Public

Notary Public, AL State at Large My Comm. Expires May 28, 2006