200606150000284620 1/1 \$22.50 Shelby Cnty Judge of Probate, AL 06/15/2006 08:50:10AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to:
Bishara Iqal
Tina Iqal
617 Cherokee Circle
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred twenty-seven and 00/100 (\$227,000.00) Dollars [of which amount \$215,650.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jon F. Kral and wife, Vicki W. Kral (herein referred to as grantors) do grant, bargain, sell and convey unto Bishara Iqal and Tina Iqal (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 57, according to the Survey of Broken Bow First Addition, Second Phase, as recorded in Map Book 8, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 9, 2006.

WITNESS:	
(SEAL)	Motor (SEAL)
(SEAL)	Jon F. Kral (SEAL)
	Vicki W. Kral

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jon F. Kral and wife, Vicki W. Kral, whose name(s) 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 on June 9, 2006.

My commission expires: 4-6-08

Shelby County, AL 06/15/2006 State of Alabama

State of Alabama

Deed Tax:\$11.50

NOTARY
NOTARY
NOTARY
NOTARY
STATE ATTENDED