

This instrument was prepared by	Send Tax Notice To: Michael W. Eaton
	name 1119 Colonial Drive
(Name) William H. Halbrooks, Attorney #1 Independence Plaza - Suite 704	address
(Address) Birmingham, AL 35209	<u>Alabaster, AL 35007</u>
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SI	JRVIVORSHIP
STATE OF ALABAMA SHELBY COUNTY KNOW ALL MEN BY THE	ESE PRESENTS,
That in consideration of One Hundred Ninety-Five Thousa	nd and NO/100(\$195,000.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES	S herein, the receipt whereof is acknowledged, we,
James Robert Goodwin, Jr. and Pa (herein referred to as grantors) do grant, bargain, sell and convey unto Michael W. Eaton and	
(herein referred to as GRANTEES) as joint tenants with right of survive Shelby County, Alabama to-wit:	vorship, the following described real estate situated in
Lot 148, according to the Survey of Autum in Map Book 14, Pages 16, 17 and 18, in the Alabama.	n Ridge Second Sector, as recorded he Probate Office of Shelby County,
Subject to current taxes, easements and re	estrictions of record.
\$ 195,000.00 of the purform a mortgage loan closed simultaneously	rchase price recited above was paid
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with of the parties to this conveyance, that (unless the joint tenancy hereby creatherein) in the event one grantee herein survives the other, the entire interest is survive the other, then the heirs and assigns of the grantees herein shall take as tenants in And I (we) do for myself (ourselves) and for my (our) heirs, executors and assigns, that I am (we are) lawfully seized in fee simple of said premisabove; that I (we) have a good right to sell and convey the same as administrators shall warrant and defend the same to the said GRANTEES, their heirs and	ated is severed or terminated during the joint lives of the grantees in fee simple shall pass to the surviving grantee, and if one does not in common. s, and administrators covenant with the said GRANTEES, their heirs ses; that they are free from all encumbrances, unless otherwise noted is aforesaid; that I (we) will and my (our) heirs, executors and
IN WITNESS WHEREOF, we have hereunto setouday of June, 2006	hand(s) and seal(s), this15th
	James Robert Goodwin, Jr. Patricia Salord Goodwin (Seal) Patricia Salord Goodwin
STATE OF ALABAMA JEFFERSON COUNTY	General Acknowledgment
I, William H. Halbrooks	tary Public in and for soid County in and Odd 1
whose name(s) <u>are</u> signed to the foregoing conveyan	tary Public in and for said County, in said State, hereby certify that Patricia Salord Goodwin Live. ce, and who <u>are</u> known to me acknowledged before me
on this day, that, being informed of the contents of the conveyance on the day the same bears date. Given under my hand and official seal this 15th day of	June, 2006 June, 2006 A.D.,
My Commission Expires: 4/21/08	11iam H. Halbrooks Notary Public