20060622000301020 1/2 $19.00
Shelby Cnty Judge of Probate, AL
06/22/2006 02:14:05PM FILED/CERT

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
(Address) Birmingham, AL 35209

Send Tax Notice To: Matthew Graves
name
3584 Shandwick Place
address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBE COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Twenty Thousand and No/100-------($520,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Tyler D. Stone and Rachel Stone, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

Matthew Graves and Kaitlin Graves

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to current taxes, easements and restrictions of record.

$ 390,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

$ 125,000.00 of the purchase price recited above was paid from 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, we have hereunto set our hand(s) and seal(s), this 19th day of June, 2006,

Shelby County, AL 06/22/2006
State of Alabama

Deed Tax:$5.00

_____ (Seal) Tyler D. Stone (Seal)

_____ (Seal) _____ (Seal)

_____ (Seal) Rachel Stone (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that Tyler D. Stone and Rachel Stone 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 this 19th day of June, 2006 A.D.,

WILLIAM H. HALBROOKS NOTARY PUBLIC ALABAMA STATE AT LARGE

William H. Halbrooks Notary Public

My Commission Expires: 4/21/08

EXHIBIT "A"

Attached Legal Description

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Lot 105, according to the Survey of Greystone – 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easements to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions, dated November 6, 1990, and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto.