SEND TAX NOTICE TO:

the 10,000,00

Mr. & Mrs. Stephen Krause 110 Canyon Trail

Pelham, AL 35124

20060706000322950 1/2 \$16.00 Shelby Cnty Judge of Probate, AL 07/06/2006 11:54:04AM FILED/CERT

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA: JEFFERSON COUNTY:

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TEN AND NO/100.......(\$10.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **JILLIANE L. THOMPSON-KRAUSE** and **husband**, **STEPHEN KRAUSE**, and **ANN DEEGAN-DAVIS**, A Married Woman (herein referred to as grantors), do grant, bargain, sell and convey unto **STEPHEN KRAUSE** and **JILLIANE T. KRAUSE** (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 6, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of SHELBY County, ALABAMA.

Subject to:

- 1. Property taxes for 2006 and subsequent years, not yet due and payable.
- 2. All Easements, Restrictions, Building Lines, Rights of Way, and Mineral and Mining Rights, if any, of record.
- 3. All Mortgages of record.

The undersigned Grantors, JILLIANE L. THOMPSON-KRAUSE and ANN DEEGAN-DAVIS, are one and the same persons as JILLIANE L. THOMPSON and ANN DEEGAN, respectively.

The above described property is not the homestead property of the Grantor, ANN DEEGAN-DAVIS, or of her spouse.

The entire purchase price received above was paid from a first, purchase money 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 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.

premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 28th day of June, 2006.

JULIANE L. THOMPSON-KRAUSE

Dephine 166

__(Seal)

STEPHEN KRAUSE

ANN DEEGAN DAVIS

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STATE OF ALABAMA: JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JILLIANE L. THOMPSON-KRAUSE and husband, STEPHEN KRAUSE, and ANN DEEGAN-DAVIS, A Married Woman, 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 28th day of June, 2006.

Notary Public

NOTARY PURLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Nov 5, 2007 BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires:_