20060713000336700 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 07/13/2006 08:17:56AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To:
Donald R. Proctor and Tonya T. Proctor
5383 Greystone Way
Birmingham, AL 35242

STATE OF ALABAMA)	
	•	JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY)	

Mts Value

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned Proctor & Sons Builders, inc., an Alabama Corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, Proctor & Sons Builders, inc., an Alabama Corporation, the GRANTOR, does hereby give, grant, bargain, sell and convey unto the GRANTEES, Donald R. Proctor and Tonya T. Proctor, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 9, according to the Survey of Greystone, 6th Sector, Phase I, as recorded in Map Book 33, Page 57, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

\$350,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S, successors, and assigns, covenants with GRANTEES, and with GRANTEES' heirs, executors, successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs, executors, successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR by and through its duly authorized officer has hereunto set its hand and seal this the **5th** day of **July**, **2006**.

Proctor & Sons Builders, Inc.

Donald R. Proctor

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald R. Proctor, whose name as President of Proctor & Sons Builders, Inc., an Alabama Corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of July, 2006.

MÓTARY PUBLIC

My Commission Expires:

