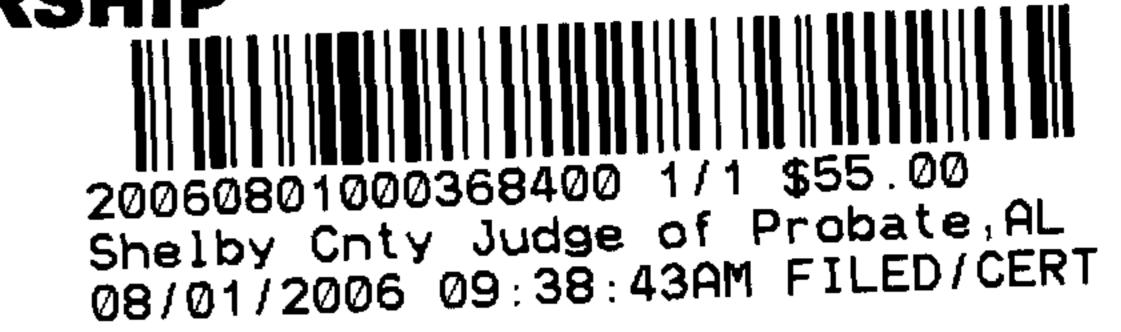
This instrument was prepared by Billy C. Jewell ے 5280 Old Springville Road Pinson, Alabama 35125

**Send Tax Notice To:** Elizabeth Allen and Kathryn A. Griffin **6249 Victoria Drive** Pelham, Alabama 35124

#### WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

# STATE OF ALABAMA COUNTY OF SHELBY



### KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED AND 00/100 (\$218,500.00) DOLLARS and other good and valuable consideration to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

MATTHEW J. VINCENT, A MARRIED MAN

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

#### ELIZABETH ALLEN AND KATHRYN A. GRIFFIN

(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 60, ACCORDING TO THE SURVEY OF VALLEY STATION, SECOND SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to taxes.

Subject to easements, restrictions, reservations and covenants of record, if any.

The above conveyed property is not the homestead of the Grantor or his spouse.

\$174,800.00 of the above proceeds was derived from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 24th day of MAY/2006.

STATE OF ALABAMA COUNTY OF JEFFERSON

## General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MATTHEW J. VINCENT, A MARRIED MAN, whose name 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 conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of MAY, 2006.

Shelby County, AL 08/01/2006

State of Alabama

Deed Tax: \$44.00

PUBLIC

MY COMMISSION EXPIRES:

