



Shelby County, AL 08/03/2006 State of Alabama

Deed Tax:\$16.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

BRIAN D. LYNCH 4989 SUSSEX ROAD BIRMINGHAM, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$329,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, RONALD L. ELLIS and DARLENE M. ELLIS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRIAN D. LYNCH and JEAN H. LYNCH, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

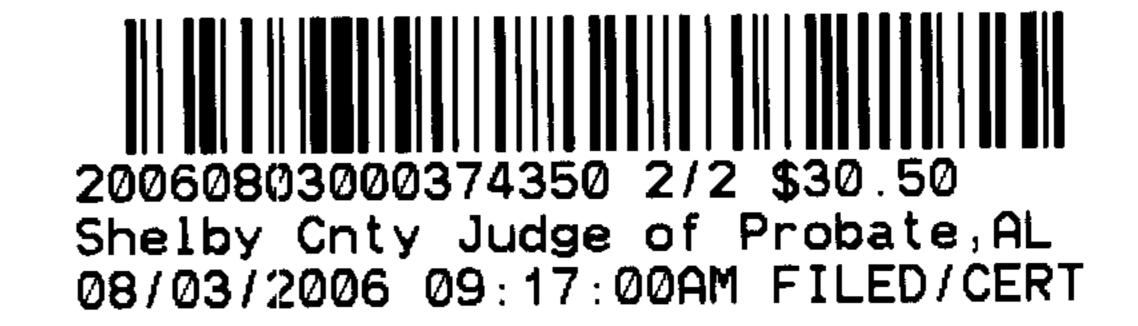
LOT 33, ACCORDING TO THE SURVEY OF SOUTHERN PINES, 5TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 45, PAGE 128.
- 3. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 320, PAGE 926.
- 4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL VOLUME 48, PAGE 42.
- 5. A 40 FOOT BUILDING LINE FROM SUSSEX ROAD AND A 10 FOOT EASEMENT ALONG SOUTH AND WEST LOT LINES AS SHOWN ON RECORDED MAP.

\$313,400.00 of the consideration herein was derived from a mortgage 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RONALD L. ELLIS and DARLENE M. ELLIS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of July, 2006.

RONALD L. ELLIS

PARLENE M. ELLIS

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RONALD L. ELLIS and DARLENE M. ELLIS, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Notary Public

My commission expires:

9.29.06

.

Given under my hand this the 31st day of July, 2006 M. VA