20060816000401070 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 08/16/2006 03:00:35PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216

Send tax notice to: Robert E. Leech Tyann H. Leech 4032 Milner Way Birmingham, AL 35242

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## STATE OF ALABAMA JEFFERSON COUNTY

## KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three hundred eighty-four thousand five hundred and 00/100 (\$384,500.00) Dollars [the entire amount of which is paid from the proceeds of two purchase money mortgages closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James R. Korthals aka James Korthals (by his attorney-in-fact, John Mejia) and wife, Corrina K. Korthals aka Corrina Korthals (by her attorney-in-fact, John Mejia) (herein referred to as grantors) do grant, bargain, sell and convey unto Robert E. Leech and Tyann H. Leech (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 108, according to the Final Record Plat of Greystone Farms, Milner's Crescent Sector, Phase 2, as recorded in Map Book 21, Page 33, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 1995-16401, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 11, 2006.

(SEAL)	James P. Karthals aka James Karthala
(SEAL)	James R. Korthals aka James Korthals by his attorney-in-fact, John Mejia  (SEAL)  Corrina K. Korthals aka Corrina Korthals by her attorney-in-fact, John Mejia
STATE OF ALABAMA ) JEFFERSON COUNTY )	
I, Alan C. Keith, a Notary Public for the State of Alabama, do he in-Fact for James R. Korthals aka James Korthals, a married persknown by me, acknowledged before me on this day that, being i capacity as such Attorney-in-Fact, and with full authority, executed Given under my hand and office seal this the Market C. KETTHING.	son, is signed to the foregoing instrument, and who is negligible of the contents of said instrument, he in his the same voluntarily on the same bears date.

My commission expires: 4-6-08

STATE OF ALABAMA JEFFERSON COUNTY

WITNESS:

Alan C. Keith, a Notary Public for the State of Alebame, do hereby certify that John Mejia, whose name as Attorney Fact for Corrina K. Korthals aka Corrina Korthals, a married person, is signed to the foregoing instrument, and with acknowledged before me on this day that, being informed of the contents of said instrument and with full authority, executed the same voluntarily on the day the said instrument this that 11th day of August, 2006. in-Fact for Corrina K. Korthals aka Corrina Korthals, a married person, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

NOTARY

PUBLIC

My commission expires: 4-6-08