

This instrument was prepared by David P. Condon, P. C. 200 STE 200 300 Union Hill Drive Ste 200 Birmingham, AL 35209

Send tax notice to: Steven M. Gray 6 Muirfield Village Birmingham, Alabama 35242

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA	)	
	•	
SHELBY COUNTY	)	KNOW ALL MEN BY THESE PRESENTS

That in consideration of Seven Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$749,900.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

> Gerardus Dirk Rozendale as Trustee of the Helen Wallace Rozendale 16-year Qualified Personal Residence Trust #1

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Steven M. Gray and Dana R. Gray

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

> Lot 57, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama

\$599,920.00 of the proceeds come from a mortgage recorded simultaneously herewith.
\$112,485.00 of the proceeds come from a second mortgage recorded simultaneously herewith.

Subject to:

- 2006 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantor; and **(2)**
- all easements, rights-of-way, restrictions, covenants and encumbrances of (3) record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 2nd day of

August, 2006.

Shelby County, AL 08/17/2006

State of Alabama

Deed Tax: \$37.50

STATE OF TOCK MUSCOUNTY

HELEN WALLACE ROZENDALE 16-YEAR QUALIFIED PERSONAL RESIDENCE TRUST #1

Gerardus Dirk Rozendale

ITS: Trustee

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Gerardus Dirk Rozendale as Trustee of Helen Wallace Rozendale 16-year Qualified Personal Residence Trust #1 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 and with full authority as such trustee, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2006.

JENNI CERUTTI MY COMMISSION EXPIRES

May 28, 2007