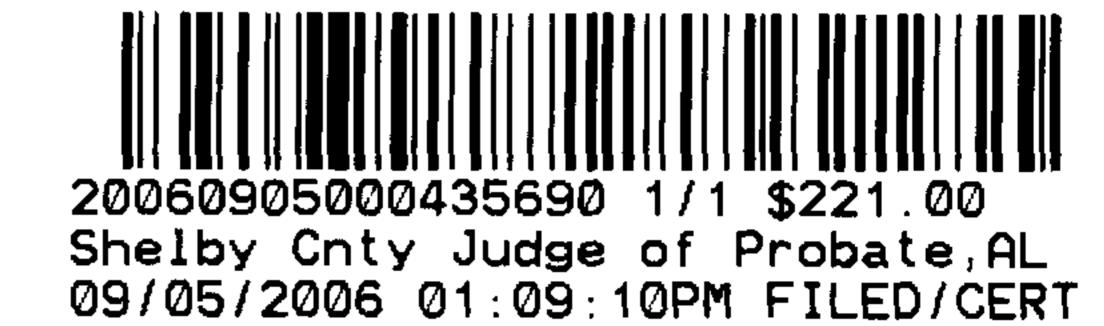
SEND TAX NOTICE TO: CHRISTOPHER D. GIFFORD AND STEPHANIE A. GIFFORD 140 SYDNEY LANE

CHELSEA, ALABAMA 35043

## WARRANTY DEED

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA: COUNTY OF SHELBY:



KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$289,900.00

and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, MILTON PATE, a married individual, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto CHRISTOPHER D. GIFFORD and STEPHANIE A. GIFFORD, (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contigent remainder and right of reversion, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF SYDNEY PLACE, AS RECORDED IN MAP BOOK 33, PAGE 74, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$50,000.00 and \$30,300.00 of the above consideration was paid from the proceeds of those mortgages closed simultaneously herewith.

Subject property is no part of the homestead of the Grantor or his spouse.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to 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 their heirs and assigns of such survivor forever, together with every contigent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto so	et our hands and seals, this 30th day of August, 2006.	
	Millon Pate (L.S.) MILTON PATE	
	(L.S.)	

THE STATE OF ALABAMA: COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that MILTON PATE and, 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/they executed the same voluntarily an the day the same bears date.

Given under my hand official seal this 30th day of August, 2006.

My commission exp:

Prepared by: CHRISTOPHER P. MOSELEY MOSELEY & ASSOCIATES, P.C. 2871 ACTON ROAD, SUITE 101 BIRMINGHAM, AL 35243

CHRISTOPHER P. MOSELEY MY COMMISSION EXPIRES 10/07/09

> Shelby County, AL 09/05/2006 State of Alabama

Deed Tax: \$210.00