

THIS INSTRUMENT WAS PREPARED BY:

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

Send tax notice to:
Marc Jay Allen
Julie S. Allen
4276 Milner Road East
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 Four hundred seventeen thousand and 00/100 (\$417,000.00) Dollars [of which amount \$396,150.00 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, Christopher K. Hartley and wife, Allison McFarlin nka Allison McFarlin Hartley (herein referred to as grantors) do grant, bargain, sell and convey unto Marc Jay Allen and Julie S. Allen (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 6, according to the Survey of Greystone Farms, Milner's Crescent Sector, Phase 4, as recorded in Map Book 24, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

Shelby County, AL 09/08/2006 State of Alabama

Deed Tax: \$21.00

WITNESS:

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 31, 2006.

(SEAL)(SEAL)	Christopher K. Hartley  Christopher K. Hartley  (SEAL)  Allison McFarlin nka  Allison McFarlin Hartley
STATE OF ALABAMA JEFFERSON COUNTY	
I, the undersigned, a Notary Public in and for said County, in swife, Allison McFarlin nka Allison McFarlin Hartley, whose name(sknown to me, acknowledged before me on this day, that, being informative the same voluntarily on the day the same bears date.  Given under my hand and official seal on August 31, 2006.	s) are signed to the foregoing conveyance, and who are
My commission expires: 4-6-08	NOTARY PUBLIC