This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Law Offices of Christopher R. Smitherman, LLC Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357

Send Tax Notice: Ervin E. Mickens & Nancy J. Mickens 113 Moss Hill Court

Calera, AL 35040

WITH RIGHT OF SURVIVORSHIP

20061113000555100 1/1 \$51.00 Shelby Cnty Judge of Probate, AL - 11/13/2006 02:34:12PM FILED/CERT

STATE OF ALABAMA )

WARRANTY DEED: JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of <u>Two</u> <u>Hundred Ten Thousand & 00/100 Dollars</u> (\$210,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, valuable considerations, the receipt and sufficiency of which are hereby acknowledged, <u>Gregory B. Poole</u> and wife, Cynthia M. Poole, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto <u>Ervin E. Mickens and wife, Nancy J. Mickens</u>, hereinafter called "Grantees" 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 contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 58, according to the Survey of Southern Hills, Sector 6, Phase 1, as recorded in Map Book 17, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

SHELBY COUNTY

Note: Purchase money first mortgage executed by grantee(s), on even date herewith, in favor of Regions Bank dba Regions Mortgage, in the sum of \$120,000.00 and second mortgage executed by grantee(s), on even date herewith, in favor of Regions Bank, in the sum of \$50,000.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 10<sup>th</sup> day of November, 2006.

GRANTOR ///			
Gregory B. Propole	(L.S.)	Cynthia M. Poole	Cole (L.S.)
STATE OF ALABAMA		Cyridina ivi. i Colo	Shelby County, AL 11/13/2006 State of Alabama
SHELBY COUNTY	) )	ACKNOWLEDGMENT	Deed Tax:\$40.00

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted names, *Gregory B. Poole and Cynthia M. Poole*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF/OFFICE on this the 10th day of November, 2006.

NOTARY PUBLIC 1/2

My Commission Expires: 1/2