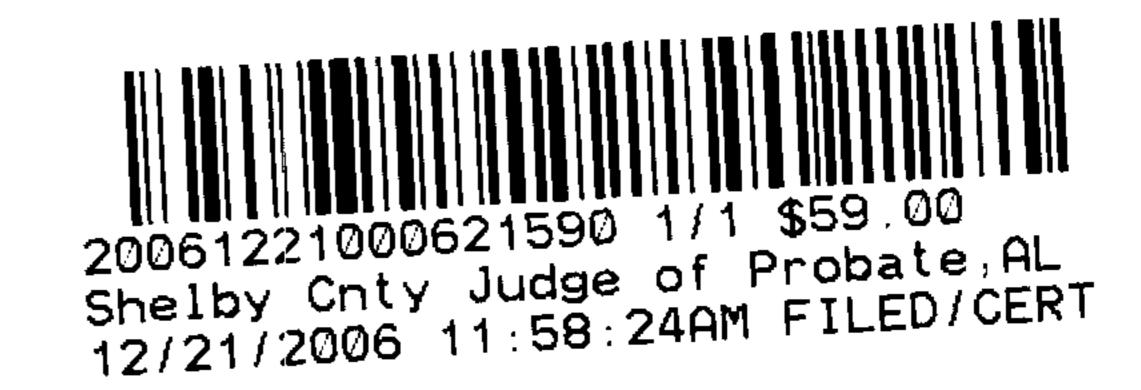
## SEND TAX NOTICE TO:

Amy C. Rye and Nathan Rye 861 Grapevine Prosper, TX 75078

This instrument was prepared by Shannon E. Price, Esq. P. O. Box 19144
Birmingham, AL 35219



## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

## KNOW ALL MEN BY THESE PRESENTS:

## SHELBY COUNTY

That in consideration of TWO HUNDRED FORTY THOUSAND AND NO/100 (\$240,000.00) DOLLARS, to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, Andrea O'Neill and James O'Neill, husband and wife, (herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto Amy C. Rye and Nathan Rye, (herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 408, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 4TH ADDITION, AS RECORDED IN MAP BOOK 21, PAGE 100 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

Subject to: (1) Taxes for the year 2004 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$192000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said 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 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 persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this December 11, 2006.

——————————————————————————————————————	(Seal)	Andrea O'Neill	(Seal)
Deed Tax: \$48.00	(Seal)	Ines O' Roll	(Seal)
		James O'Neill	

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, [UserInput as to Name of Notary], a Notary Public in and for said County, in said State, hereby certify that Amy C. Rye and Nathan Rye, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 2006.

Notary Public.

My Commission Expires: | Z - 3 v - 0 7 (Seal)

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

Closers' Choice