


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

  
20061221000621590 1/1 \$59.00  
Shelby Cnty Judge of Probate, AL  
12/21/2006 11:58:24AM FILED/CERT

**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, covenants 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.

12390

**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**.

\_\_\_\_ Shelby County, AL 12/21/2006 (Seal) Andrea O'Neill (Seal)  
State of Alabama  
Deed Tax: \$48.00  
\_\_\_\_ (Seal) James O'Neill (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.

[Signature]  
Notary Public. (Seal)  
My Commission Expires: 12-30-07