

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
820 Savannah Lane
Calera, Alabama 35040

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY TWO THOUSAND AND NO/100 DOLLARS (\$152,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, we, **PHILLIP H. HOLSOMBACK AND BETHANY N. HOLSOMBACK, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **MELISSA A. GRIFFITH AND RICHARD GRIFFITH** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 225, according to the Survey of Savannah Pointe, Sector II, Phase II, as recorded in Map Book 27, Page 103, in the Probate Office of Shelby County, Alabama.

Subject to:

(1) Taxes or assessments for the year 2007 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1999-25577, supplement in Instrument No. 2000-39586; supplement in Instrument No. 2000-01702, supplement in Instrument No. 2000-01055 and Supplement in Instrument No. 2002-06452, in the Probate Office of Shelby County, Alabama. (b) Transmission line permit to Alabama Power Company as recorded in Deed Book 171, page 279. (c) Right of others to use access easement as set out in Deed Book 170, Page 169. (d) Rights reserved by the grantors in Deed Book 170, page 169 to keep a gate, as to access road. (e) Restrictions, limitations and conditions as set out in Map Book 27, Page 103. (f) Right of Way to Southern Natural Gas as recorded in Deed Book 90, Page 422. (g) Restrictive Covenants as set forth in Instrument No. 2000-39586. (h) 8 foot easement and 20 foot building setback line along Savannah Lane. (i) 10 foot easement on East side of subject property as shown on recorded map.

\$152,000.00 of the purchase price recited above was paid from a mortgage loans closed simultaneously herewith.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the

said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 19th day of April, 2007.

Phillip H. Holsomback (SEAL)
Phillip H. Holsomback

Bethany N. Holsomback (SEAL)
Bethany N. Holsomback

STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **PHILLIP H. HOLSOMBACK AND BETHANY N. HOLSOMBACK, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, 2007.

H. W. Gamble
Notary Public

