

## WARRANTY DEED WITH SUCCESSIVE SURVIVORSHIP

This Instrument Was Prepared By:

Bynum & Bynum, Attorneys  
#17 Office Park Circle  
Birmingham, Alabama 35223

Send Tax Notice To:

Avice Cook  
6621 Browning Circle  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred and no/100 Dollars (\$100.00), and other good and valuable considerations, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Avice Cook and husband, Johnny C. Cook** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Avice Cook and Johnny C. Cook and Lisa A. Siniard and Samuel David Siniard** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 56, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.

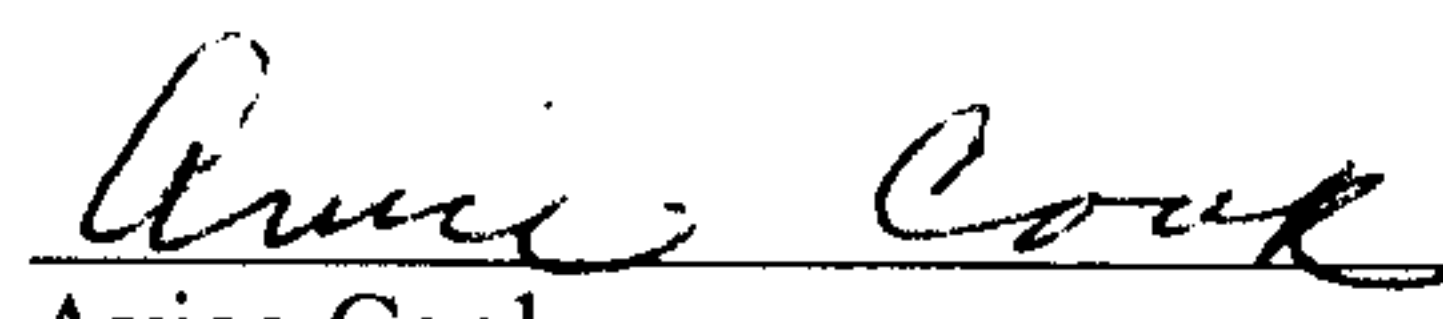
Subject to that certain mortgage dated September 21, 2007.


Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, successively, 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) upon the death of any one of said grantees, the entire interest in said property shall vest in the three survivors, as joint tenants with right of survivorship, and that upon the death of either of the said three survivors, the entire interest in said property shall vest in the two survivors, as joint tenants with right of survivorship, and that upon the death of either of the said two survivors, the entire interest in fee simple shall pass to the last surviving grantee herein named; and if no grantee herein named survives the others grantees herein named, such as might occur in case of death in a common disaster, 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 Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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, We have hereunto set our hands and seal, this 3rd day of October, 2007.

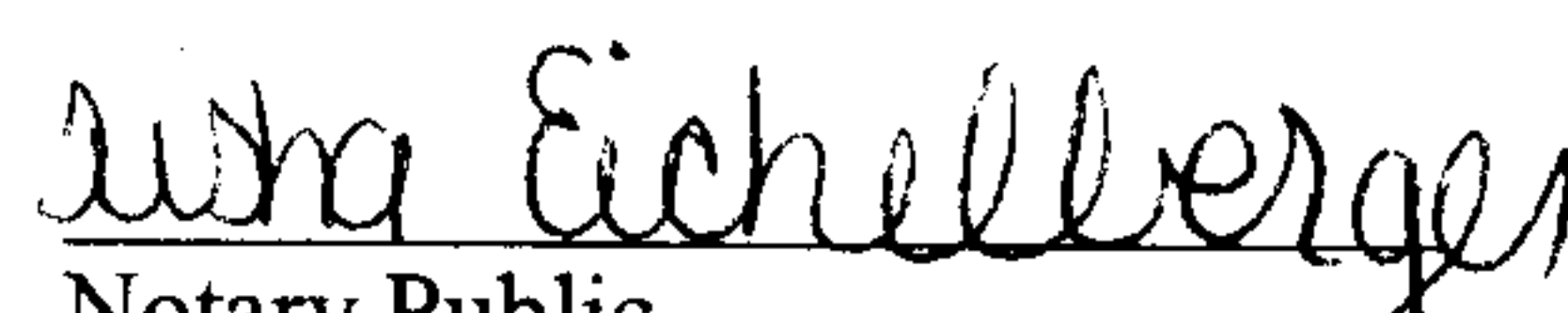
  
Avice Cook

  
Johnny C. Cook

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Avice Cook and husband, Johnny C. Cook, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3<sup>rd</sup> day of October, 2007.

  
Notary Public  
My Commission Expires: 6-9-08

Shelby County, AL 10/05/2007  
State of Alabama

Deed Tax: \$10.00