

This instrument prepared by:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
3800 Colonnade Parkway, Suite 330  
Birmingham, Alabama 35243

20071211000559450 1/1 \$65.00  
Shelby Cnty Judge of Probate, AL  
12/11/2007 01:09:13PM FILED/CERT

Send Tax Notice To:  
Jason Reeves  
211 Oak Brook Circle  
Helena, AL 35080

## WARRANTY DEED

### Joint Tenants with Rights of Survivorship

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

**Crescent City Homes, Inc., an Alabama Corporation**  
(herein referred to as GRANTORS) does grant, bargain, sell and convey unto

**Jason Reeves and Lesli Reeves**  
(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 4, according to the Survey of Oak Brook Subdivision, as recorded in Map Book 35, page 106, in the Probate Office of Shelby County, Alabama.**

Subject to: All Easements, Restrictions and Rights of Way of record.

\$261,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEE 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 Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, their heirs, executors, and administrators, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, their heirs, executors, and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR by its President who is authorized to execute this conveyance, hereto set his signature and seal this the 5th day of December, 2007.

CRESCENT CITY HOMES, INC.

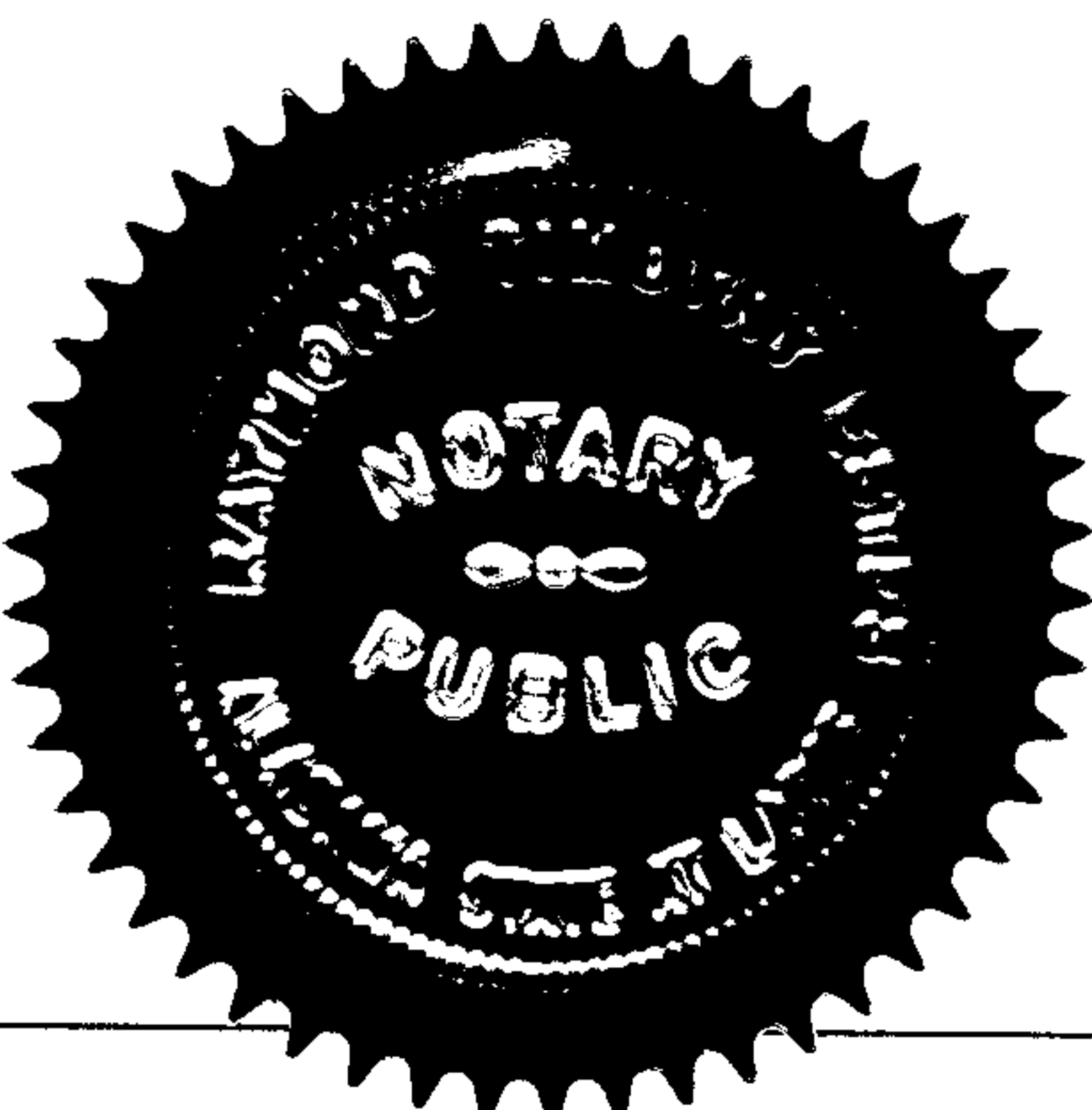


By: Sean Dassau  
Its: President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

Shelby County, AL 12/11/2007  
State of Alabama  
Deed Tax: \$54.00

I, R. TIMOTHY ESTES, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sean Dassau whose name as President of Crescent City Homes, Inc., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date. Given under my hand and official seal, the 5th day of December, 2007.



  
Notary Public - R. Timothy Estes  
My Commission Expires: 07/11/11