

SEND TAX NOTICE TO:

Julian Donald Banks and Andrew D. Banks
1263 Skywood Drive
Mobile, AL 36693

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

Shelby County, AL 01/16/2008
State of Alabama
Deed Tax: \$8.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **One Hundred Sixty Five Thousand Four Hundred dollars & no cents (\$165,400.)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Jason Patrick Young, as Personal Representative of Phillip L. Young, in accordance with the Court Order Case # PR-2007-000064 (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Julian Donald Banks, a/k/a J. Donald Banks, a married man and Andrew D. Banks, a married man** (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 19, ACCORDING TO THE SURVEY OF CHANDA TERRACE, FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 100, IN THE PROBATE OFFICE OF 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.

\$157,130.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. 10' easement along rear as shown on recorded Map Book 9, Page 100.
5. Subject to Covenants, conditions and restrictions (deleting therefrom, any 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 Real Book 41, Page 181 in the Probate Office of Shelby County, Alabama.
6. Agreement in favor of Alabama Power Company as to underground cables as recorded in Real Book 44, Page 425.
7. Easement to Alabama Power Company as recorded in Real Book 44, Page 428.
8. Permit to Alabama Power Company as recorded in Real Book 46, Page 52.
9. Subject to any loss, or damage, including lack of marketability, arising from the death intestate of Phillip LaDon Young for the period of time permitted by law in that Probate Case, PR-2007-000064.

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 **January 11, 2008**.

Jason Patrick Young AS PERSONAL REPRESENTATIVE OF *Phillip L. Young*
(Seal)
Jason Patrick Young, as Personal Representative of Phillip L. Young, in accordance with the Court Order, Case # PR-2007-000064

**STATE OF ALABAMA
SHELBY COUNTY**

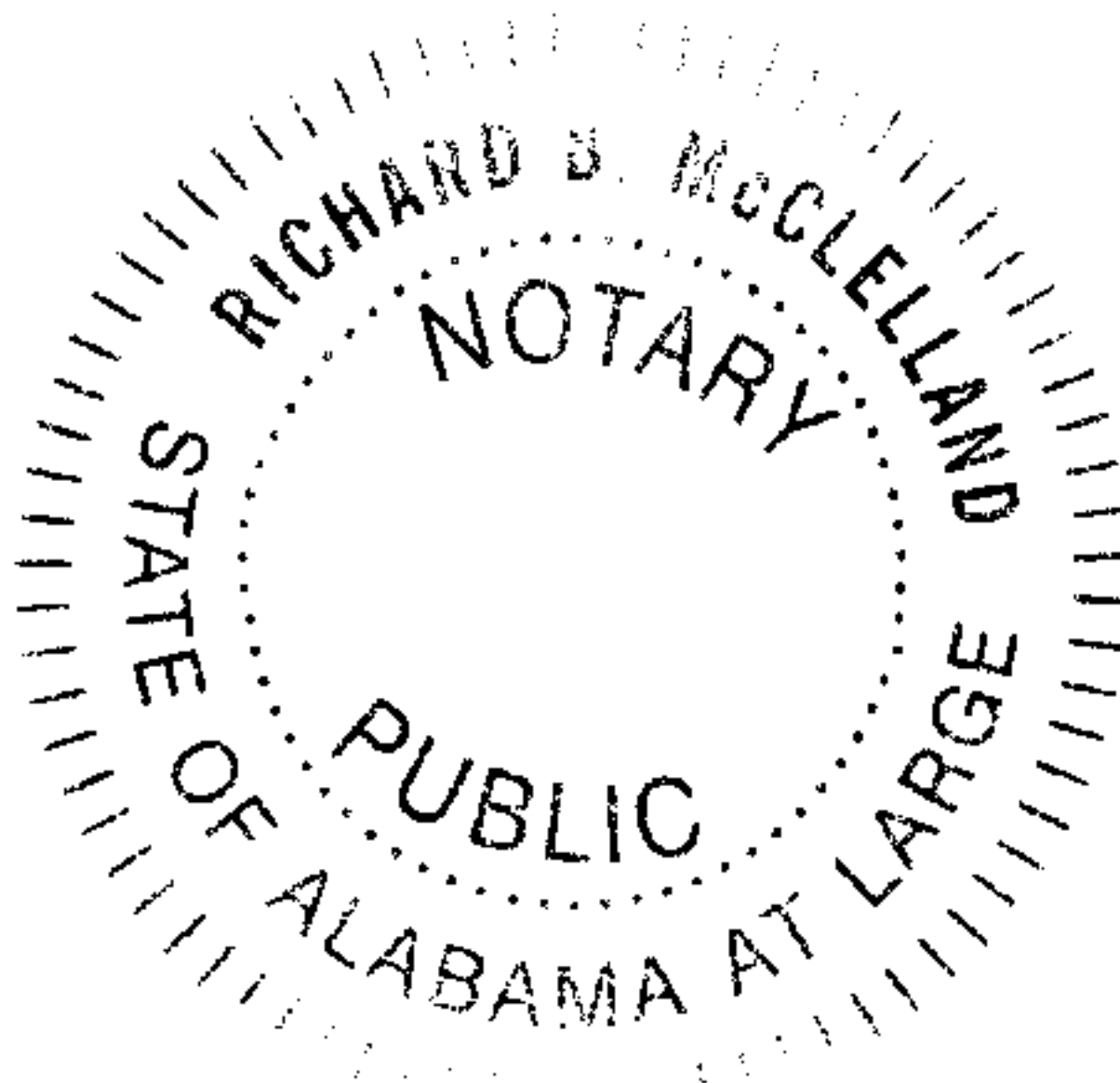
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Jason Patrick Young, whose name is signed as Personal Representative of the Estate of Phillip L. Young, deceased, in accordance with the Court Order, Case # PR-2007-000064**, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Executor or Executrix, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on **January 11, 2008**.


Richard B. McClelland

Notary Public

My commission expires: _____

Richard B. McClelland
My Commission Expires: 10-19-2010




20080116000021440 2/2 \$22.50
Shelby Cnty Judge of Probate, AL
01/16/2008 12:36:34PM FILED/CERT