## WARRANTY DEED

200803100000097010 1/1 \$189.50 Shelby Cnty Judge of Probate, AL 03/10/2008 01:02:52PM FILED/CERT

This Instrument \	Was	Prepared	By:
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SEND TAX NOTICE TO:

Frank K. Bynum, Esquire #17 Office Park Circle Birmingham, Alabama 35223 Winniefer and Vincent Ferrell 141 Crest Drive Westover, Alabama 35147

STATE OF ALABAMA )
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty Eight Thousand Five Hundred and NO/100 DOLLARS (\$288,500.00) to the undersigned grantor, **S & S Development, Inc.**, a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **Winniefer Ferrell** and **Vincent Ferrell**, Wife and Husband (herein referred to as Grantee) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 23, according to the Survey of Carden Crest, as recorded in Map Book 35, page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$ 110,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

S & S Development, Inc., grantee in that deed recorded in Instrument #2004-46071, is one and the same legal entity as S & S Development Co., Inc., grantor herein and being the company incorporated on 2/27/1992.

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

IN WITNESS WHEREOF, S & S Development, Inc., the said GRANTOR, by Steven Schencker, its president, who is authorized to execute this conveyance, has hereto set its signature and seal, this 6<sup>th</sup> day of March, 2008.

S & S Development, Inc.

By: Steven Schencker, President

STATE OF ALABAMA )
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven Schencker, whose name as president of S & S Development, Inc., a 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, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 6<sup>th</sup> day of March, 2008.

Notary Public

My Commission Expires: 11/20/2008