This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
David P. Galik
275 Kensington Lane
Alabaster, AL 35007

20080527000213390 1/1 $61.00
Shelby Cnty Judge of Probate, AL
05/27/2008 12:18:24PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Four Hundred Fourteen Thousand Nine Hundred and No/100---
----------($414,900.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, Patrick L. O'Sullivan, an unmarried man

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
David P. Galik and Jane N. Galik
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 29A, according to a Resurvey of Lots 29 thru 31, Final Plat Sterling Gate, Sector 3, Phase 2, as recorded in Map Book 33, Page 47, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

$ 365,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 19th day of May, 2008.

_____(Seal) _____(Seal)
Patrick L. O'Sullivan

Shelby County, AL 05/27/2008
State of Alabama

Deed Tax:$50.00

_____(Seal) _____(Seal)

STATE OF ALABAMA)
) General Acknowledgment
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Patrick L. O'Sullivan,
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, A.D., 2008.

My Commission Expires: 4/21/12

William H. Halbrooks, Notary Public