


THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Edwin C. Ivey
4045 Milners Crescent
Birmingham, AL 35242


20080528000216660 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
05/28/2008 01:59:50PM FILED/CERT

WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Eighty Four and 00/100 Dollars (\$384,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

Tom R. Vlach and Rixja R. Vlach, husband and wife

(herein referred to as GRANTORS, whether one or more) do, grant, bargain, sell and convey unto

Edwin C. Ivey and Terra L. Ivey

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, 1st Amended Plat of Greystone Farms Milner's Crescent Sector-Phase 1, as recorded in Map Book 19, page 140, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.

\$372,450.00 of the consideration 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 we do for ourselves and for our heirs, executors, and administrators covenant with the 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 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, we have set our hands and seals, this the 20th day of May, 2008.

Tom R. Vlach by Dawn Kirkland, AIF

Tom R. Vlach by Dawn Kirkland
as Attorney-in-Fact

Rixja R. Vlach by Dawn Kirkland, AIF

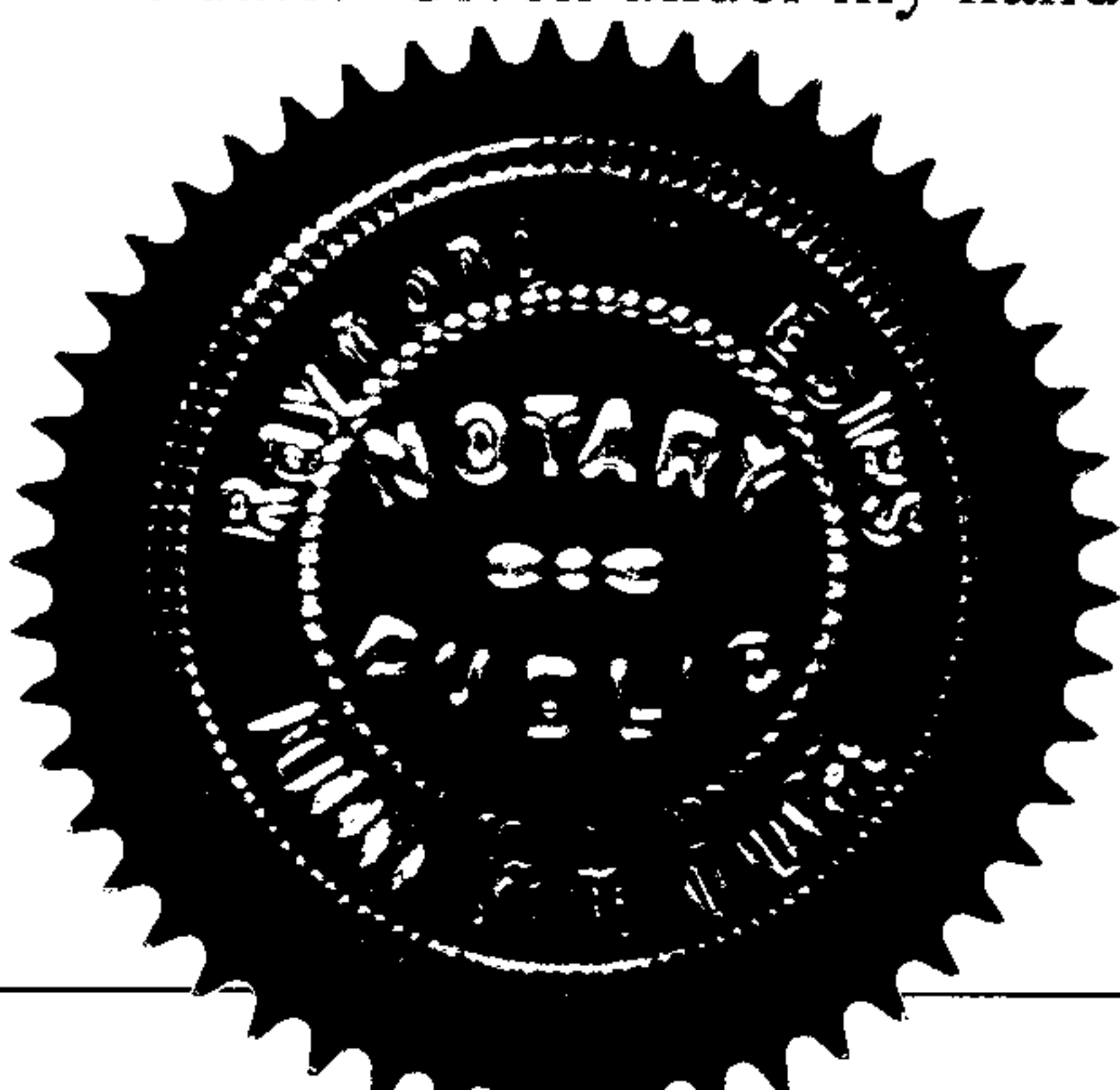
Rixja R. Vlach by Dawn Kirkland
as Attorney-in-Fact

Shelby County, AL 05/28/2008
State of Alabama

Deed Tax: \$12.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, R. Timothy Estes, a Notary Public in and for said State at Large hereby certify that Dawn Kirkland, whose name as Attorney in Fact for Tom R. Vlach and Rixja R. Vlach, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date. Given under my hand and seal on this the 20th day of May, 2008.



R. Timothy Estes
R. TIMOTHY ESTES - Notary Public
My Commission Expires: July 11, 2011