

This instrument was prepared by:  
Michael C. Dodd  
513 Lorna Square  
Birmingham, Alabama 35216

Send Tax Notice to: Ann M. Tarawneh  
(Address) 126 Falling Waters Lane  
Alabaster, Alabama 35007

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Sixty-Six Thousand and 00/100 (\$166,000.00)** Dollars to the undersigned grantor, or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, **Rebecca Pruett Denham, a married woman**, (herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto **Ann M. Tarawneh and Nayef Y. Tarawneh**, (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 39, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama. .**

**Mineral and mining rights excepted.**

**Subject to current taxes, easements and restrictions of record.**

**The property described herein is not the homestead of the grantor nor her spouse.**

**\$132,800.00 of the purchase price recited above was paid with a first mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD, to the said GRANTEEES, 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 13th day of May, 2008.

WITNESS:

(Seal)

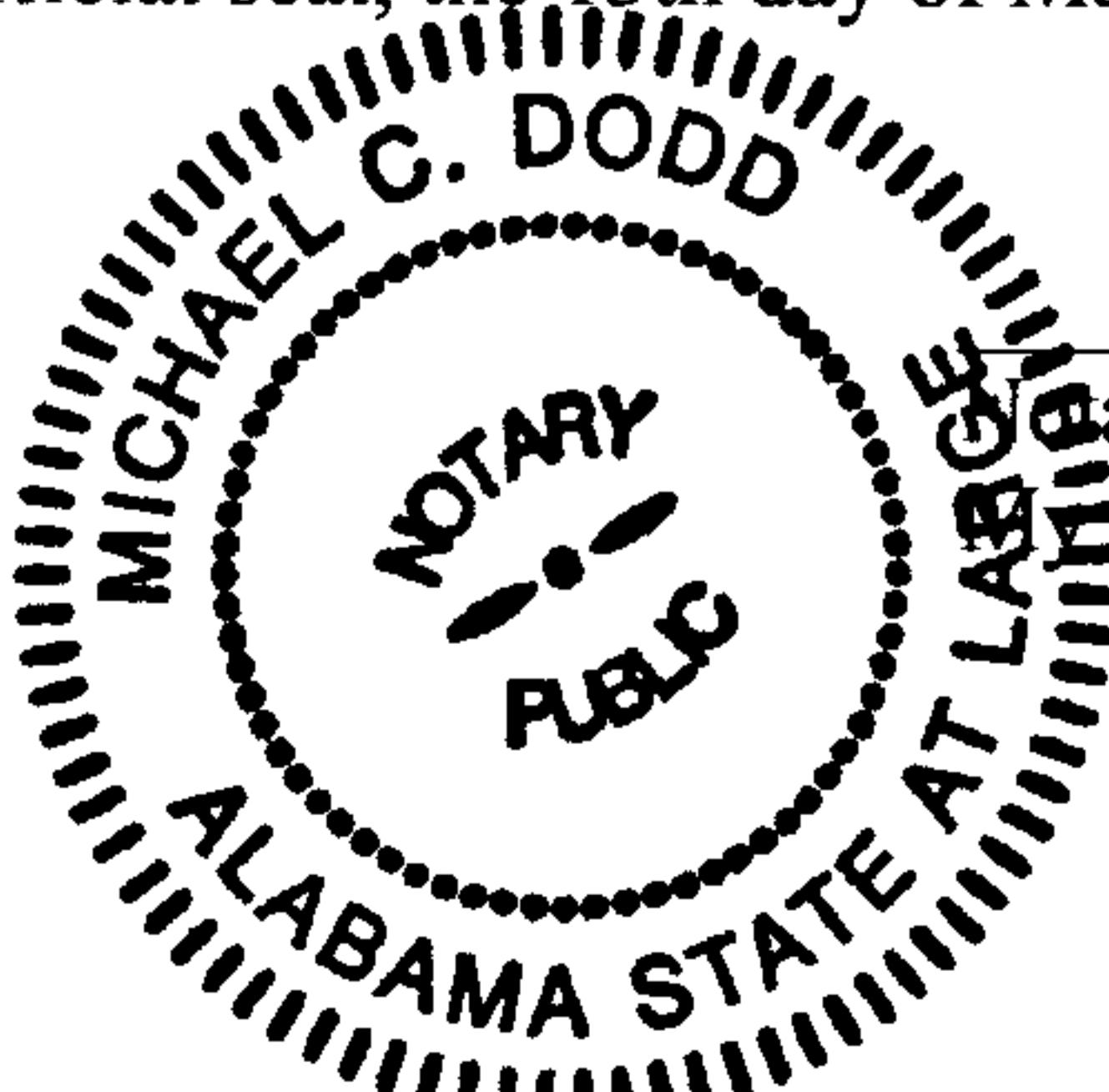
*Julie White as AIF for Rebecca Denham*  
Rebecca Pruett Denham  
BY: Julie Ivy White, her Attorney-in-Fact

STATE OF ALABAMA  
COUNTY OF JEFFERSON

General Acknowledgement

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julie Ivy White, whose name as Attorney-in-Fact for Rebecca Pruett Denham, 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, she, in her capacity as such Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 13th day of May, 2008.



*Michael Dodd*  
Notary Public  
Commission Expires: January 27, 2010