

701005

This instrument was prepared by:
 David A. Bedgood
 140 Bowling Lane
 Pelham, Alabama 35124

SEND TAX NOTICE TO:
 Mike Middleton and Julie Middleton
 466 Forest Lakes Drive
 Sterrett, Alabama 35043



20080701000268030 1/1 \$61.00
 Shelby Cnty Judge of Probate, AL
 07/01/2008 02:53:59PM FILED/CERT

**WARRANTY DEED
 JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
 COUNTY OF SHELBY**

Shelby County, AL 07/01/2008
 State of Alabama

KNOW ALL MEN BY THESE PRESENTS:

Deed Tax: \$50.00

That in consideration of **ONE HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND NO/100'S (\$192,500.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **ZACHARY J. GENTILE, JR. AND DANA PEDEN GENTILE, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **MIKE MIDDLETON AND JULIE MIDDLETON** (herein referred to as GRANTEEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama** to-wit:

Lot 155, according to the Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32, Page 26 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

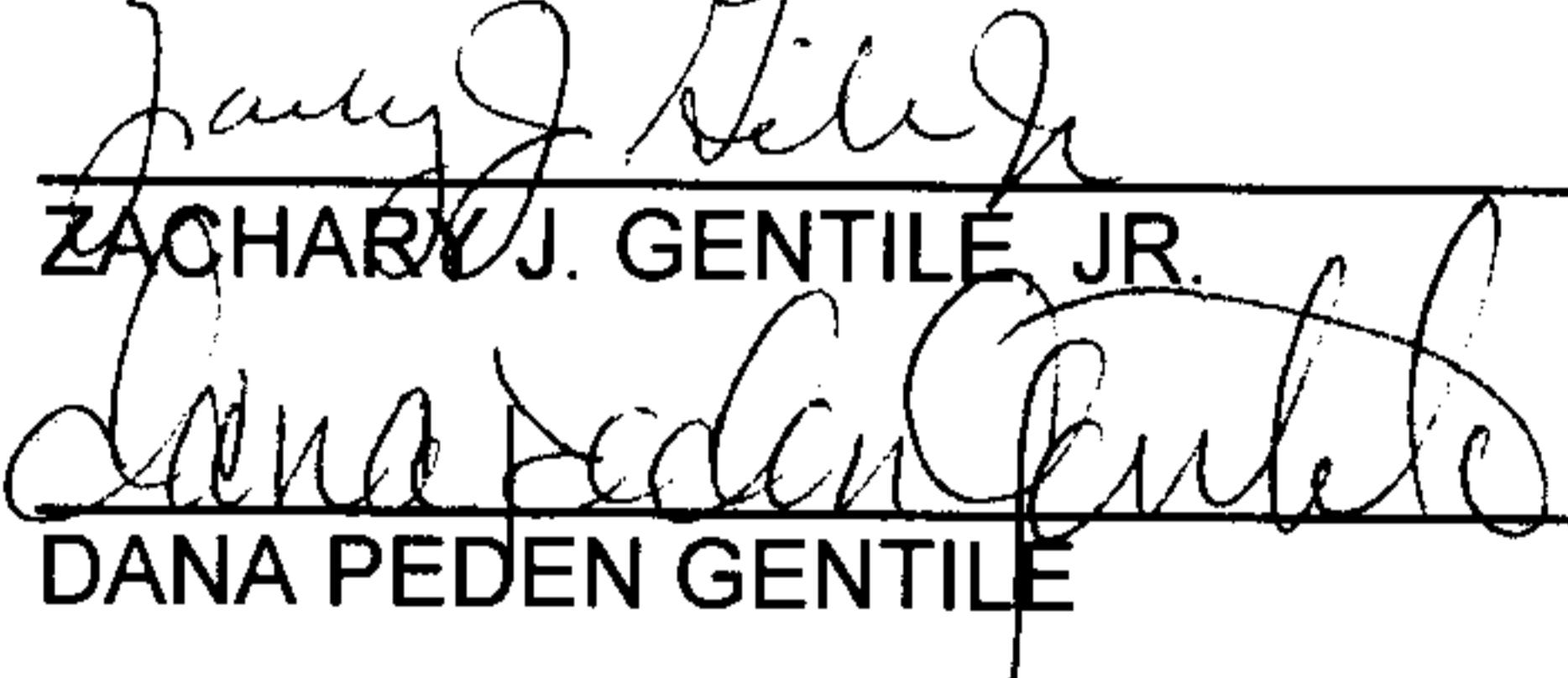
\$142,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants, with right of survivor ship, 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 said GRANTEEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, **ZACHARY J. GENTILE, JR. AND DANA PEDEN GENTILE**, have hereunto set my (our) hand(s) and seal(s) this 25th day of JUNE, 2008.


 (SEAL)
 ZACHARY J. GENTILE, JR.

 (SEAL)
 DANA PEDEN GENTILE

**STATE OF ALABAMA
 COUNTY OF JEFFERSON**

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **ZACHARY J. GENTILE, JR. AND DANA PEDEN GENTILE** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of JUNE, 2008

Notary Public
 My commission expires 8-27-2011

