

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jeff W. Parmer, LLC  
402 Office Park Drive  
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:  
Morgan Turnipseed  
4289 Milner Road East  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Thirty Four Thousand and no/100 (\$434,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lance Aaron Nail and wife Ruth Lowman Nail**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Morgan Turnipseed and Sheri Turnipseed** hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 136-A, according to the Survey of Final Record Plat of Greystone Farms, Resurvey of Lot 2, 135 and 136, Milner's Crescent Sector, Phase 4, as recorded in Map Book 25, Page 11, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, currents taxes, restrictions, set-back lines and rights of way, if any, of record.

\$417,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 30th day of June, 2008

  
Lance Aaron Nail


  
Ruth Lowman Nail

Shelby County, AL 07/16/2008  
State of Alabama  
Deed Tax: \$17.00

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lance Aaron Nail and Ruth Lowman Nail 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30<sup>th</sup> day of June, 2008.

  
NOTARY PUBLIC Jeff W. Parmer  
My Commission Expires: 9/27/08