

315,000- 315.00



20080919000372450 1/2 \$329.00
Shelby Cnty Judge of Probate, AL
09/19/2008 01:08:21PM FILED/CERT

STATE OF ALABAMA § **CORPORATE STATUTORY**
 § **WARRANTY DEED**
COUNTY OF SHELBY § **WITH JOINT RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned First United Security Bank, an Alabama banking corporation hereinafter "GRANTOR" in hand paid by Malcolm David Young and wife, Melissa Frederick Young, hereinafter "GRANTEES", the receipt whereof is acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEES, as joint tenants, with right of survivorship, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple the following described real estate situated in Shelby County, Alabama to-wit:

LOT 313 ACCORDING TO THE SURVEY OF LAKEWOOD PHASE 3, AS
RECORDED IN MAP BOOK 36, PAGE 81 IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.

This conveyance is further subject to the statutory rights of redemption of those parties entitled to redeem under the laws of the State of Alabama and the United States.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEES, as joint tenants, with right of survivorship for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. GRANTOR does covenant with the said GRANTEES that it has not in any way encumbered or otherwise placed any lien upon the premises during its ownership thereof.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 22 day of August, 2008.

FIRST UNITED SECURITY BANK

By: [Signature]
Its: EVP - CCO

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

Shelby County, AL 09/19/2008
State of Alabama
Deed Tax: \$315.00

I, the undersigned, a Notary Public in and for said County and State, hereby certify that, Eric Mabowitz whose name as EVP - Chief Credit Officer of First United Security Bank, an Alabama banking corporation, 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, (he, she) as such officer did execute the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 22 day of August, 2008.

[Signature]

[Signature]
Notary Public
My Commission Expires: _____

LISA BEASLEY
Notary Public, AL State at Large
My Comm. Expires May 25, 2012