

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$205,500.00** to the undersigned Grantor(s), **Edward F. Jurovich, Sr., widowed, Roxanne Jurovich Mattingly and spouse Steven D. Dyer**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Michael Gaydosh and Susan C. Gaydosh** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Quail Run Phase III, as recorded in Map Book 7, Page 159, in the Probate Office of Shelby County, Alabama.

**Address of Property: 6749 Remington Circle
Pelham, Alabama 35124**

Edward F. Jurovich and Roxanne Jurovich Mattingly are the surviving grantees of that certain Warranty Deed dated September 30, 2004 and recorded as Instrument # 20040930000542400 in Shelby County, Alabama; Geraldine Jurovich having deceased on or about July 20, 2005.

Subject to taxes for the year 2008 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$204,391.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees 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. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 22 day of September, 2008.

By:

Edward F. Jurovich, Sr.
Edward F. Jurovich, Sr.

Steven D. Dyer,
Steven D. Dyer,

Grantor

Roxanne Jurovich Mattingly,
Roxanne Jurovich Mattingly,

Grantor

Shelby County, AL 09/25/2008
State of Alabama

Deed Tax: \$1.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Edward F. Jurovich, Sr., Roxanne Jurovich Mattingly, and Steven D. Dyer**, 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 on the 22 day of September, 2008

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LAKES
Commission Expires **MY COMMISSION EXPIRES: Nov 13, 2008**
BONDED THRU NOTARY PUBLIC UNDERWRTS

This Instrument Prepared By;
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Michael Gaydosh and Susan C. Gaydosh
6749 Remington CIRCLE
Pelham, Alabama 35124