

This instrument was prepared by:

Walter F. Scott, III, LLC  
3500 Colonnade Parkway  
Birmingham, AL 35243

Send Tax Notice To: Steve C. Finberg

1005 Hillside Crescent  
Hoover, AL 35242

**WARRANTY DEED-Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY

That in consideration of Seven Hundred Fifteen Thousand and 00/100-----(\$715,000.00)----to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jefferson Vaughan and Marion Mastics Vaughan, a married couple, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Steve C. Finberg and Kristie M. Finberg, (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Jefferson County, Alabama, to-wit:

**Lot 862, according to the Survey of Greystone Legacy, 8<sup>th</sup> Sector, Phase II, as recorded in Map Book 31, Page 54 A, B, & C in the office of the Judge of Probate of Shelby County, Alabama.**

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

**\$155,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.**

TO HAVE AND HOLD, unto 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees 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, I have hereunto set my hand(s) and seal(s), this 26<sup>th</sup> day of June, 2009.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

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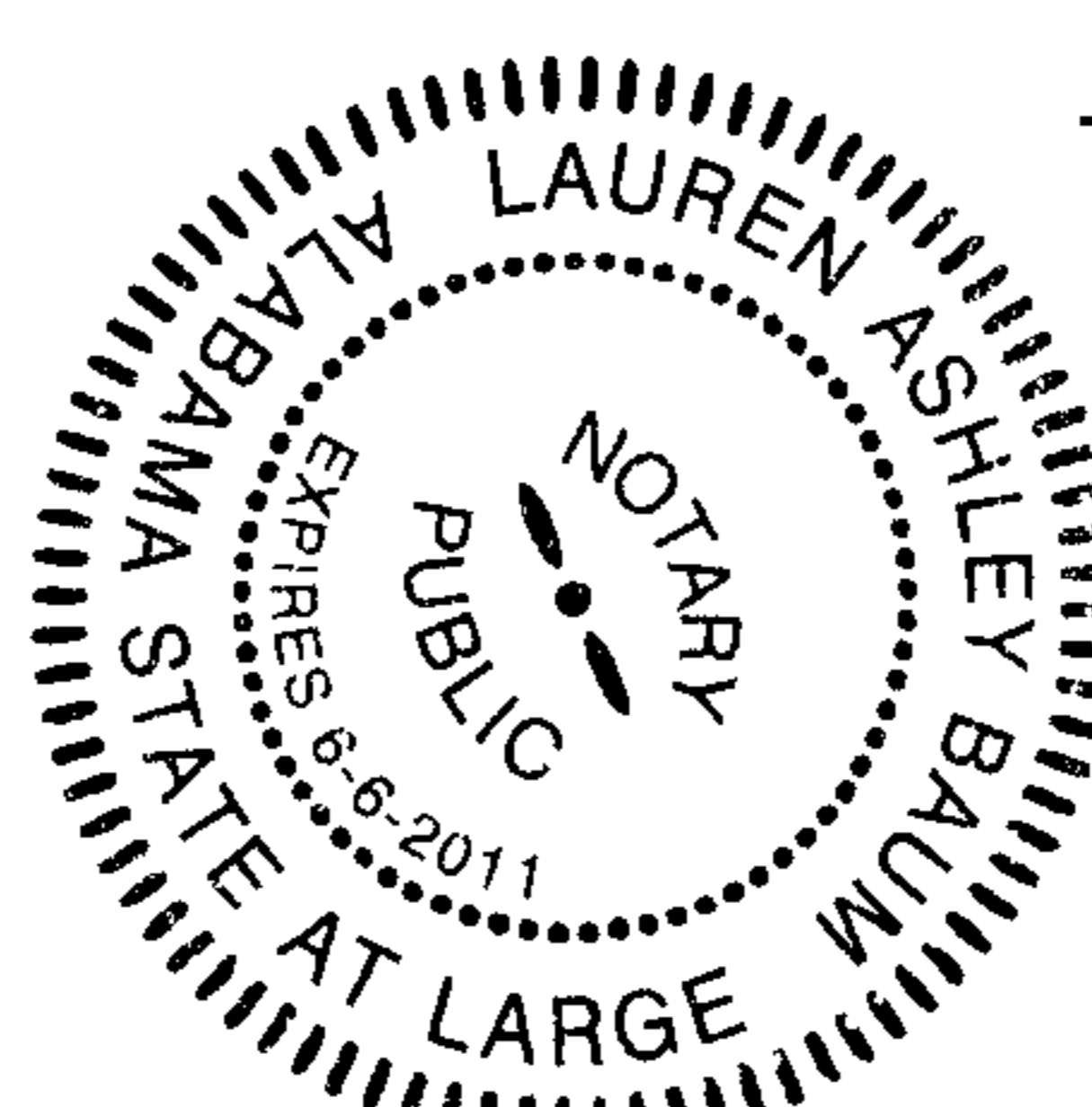
General Acknowledgment

COUNTY of Jefferson

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Jefferson Vaughan and Marion Mastics Vaughan, 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of June, 2009.

*Lauren Ashley Baum*  
Notary Public  
Lauren Ashley Baum  
My commission Expires: 6/6/2011



20090804000299240 1/1 \$154.00  
Shelby Cnty Judge of Probate, AL  
08/04/2009 01:59:11 PM FILED/CERT

Shelby County, AL 08/04/2009

State of Alabama

Deed Tax : \$143.00