This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Ralph F. Noble
3027 Crossings Drive
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Twenty-Seven Thousand and 00/100 Dollars ($227,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Sally S. Kappen, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Ralph F. Noble and **Mary B. Noble**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 66, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, in the Probate Office of Shelby County, Alabama

$234,491.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:
(1) 2011 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 27th day of May, 2011.

BY: Sally S. Kappen (Seal)
Sally S. Kappen

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Sally S. Kappen, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May, 2011.

Notary Public: David P. Condon
My Commission Expires: 2-12-14

20110606000165310 1/1 $13.00
Shelby Cnty Judge of Probate, AL
06/06/2011 03:05:01 PM FILED/CERT