

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
William M. Boggs
2029 Shandwick Terrace
Birmingham, AL 35242

20110713000203150 1/1 \$132.50
Shelby Cnty Judge of Probate, AL
07/13/2011 10:58:02 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Five Hundred Thirty-seven Thousand, Five Hundred and no/100-----
(\$537,500.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we, Charles A. Daugherty, Jr. And Joy E. Daugherty,
husband and wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
William M. Boggs and Carolyn A. Boggs

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

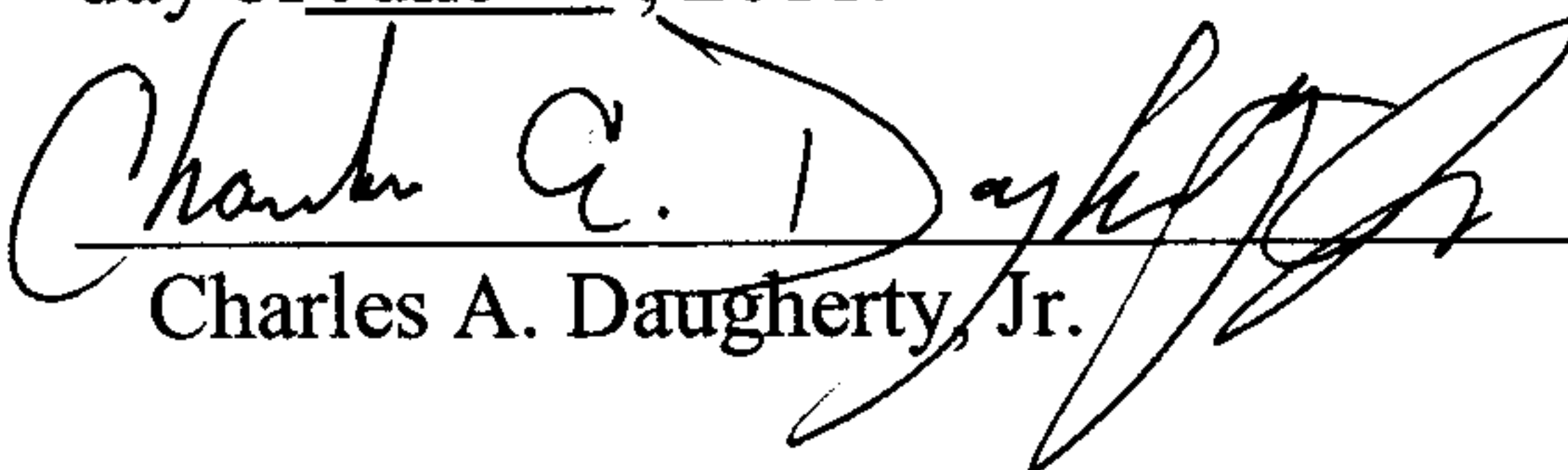
Lot 3, according to the Survey of Greystone, 1st Sector, Phase V, as recorded in Map
Book 16, Page 62, in the Probate Office of Shelby County, Alabama.
Subject to current taxes, easements and restrictions of record.

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

TO HAVE AND TO HOLD 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, 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
GRANTEES, 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 30th
day of June, 2011.

 (Seal)
Charles A. Daugherty, Jr.

 (Seal)
Joy E. Daugherty

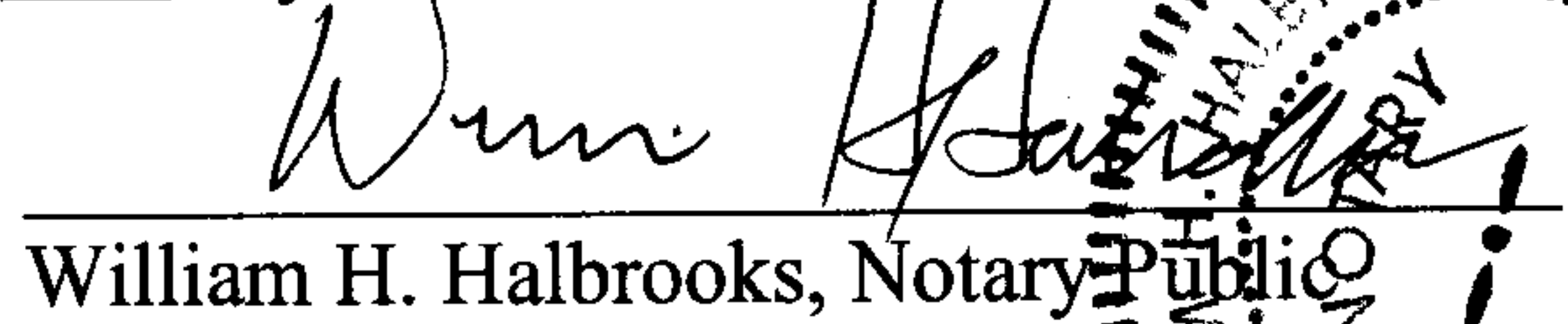
STATE OF ALABAMA)
)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Charles A. Daugherty, Jr. And Joy E. Daugherty, whose name(s) 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 30th day of June, A.D., 2011

My Commission Expires: 4/21/12


William H. Halbrooks, Notary Public

Shelby County, AL 07/13/2011
State of Alabama
Deed Tax: \$120.50

