

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jason Ellsberry
504 Bent Creek Trance
Chesler, Ala 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED TEN THOUSAND DOLLARS AND 00/100 (\$210,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Keytric Allona Cross and Regis Cross, Husband and Wife**, grant, bargain, sell and convey unto **Jason Ellsberry and Brittney Ellsberry**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 88, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way and permits of record.

(\$204,676.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed 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.



20110802000223390 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
08/02/2011 09:06:17 AM FILED/CERT

Shelby County, AL 08/02/2011
State of Alabama
Deed Tax: \$5.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of July, 2011.

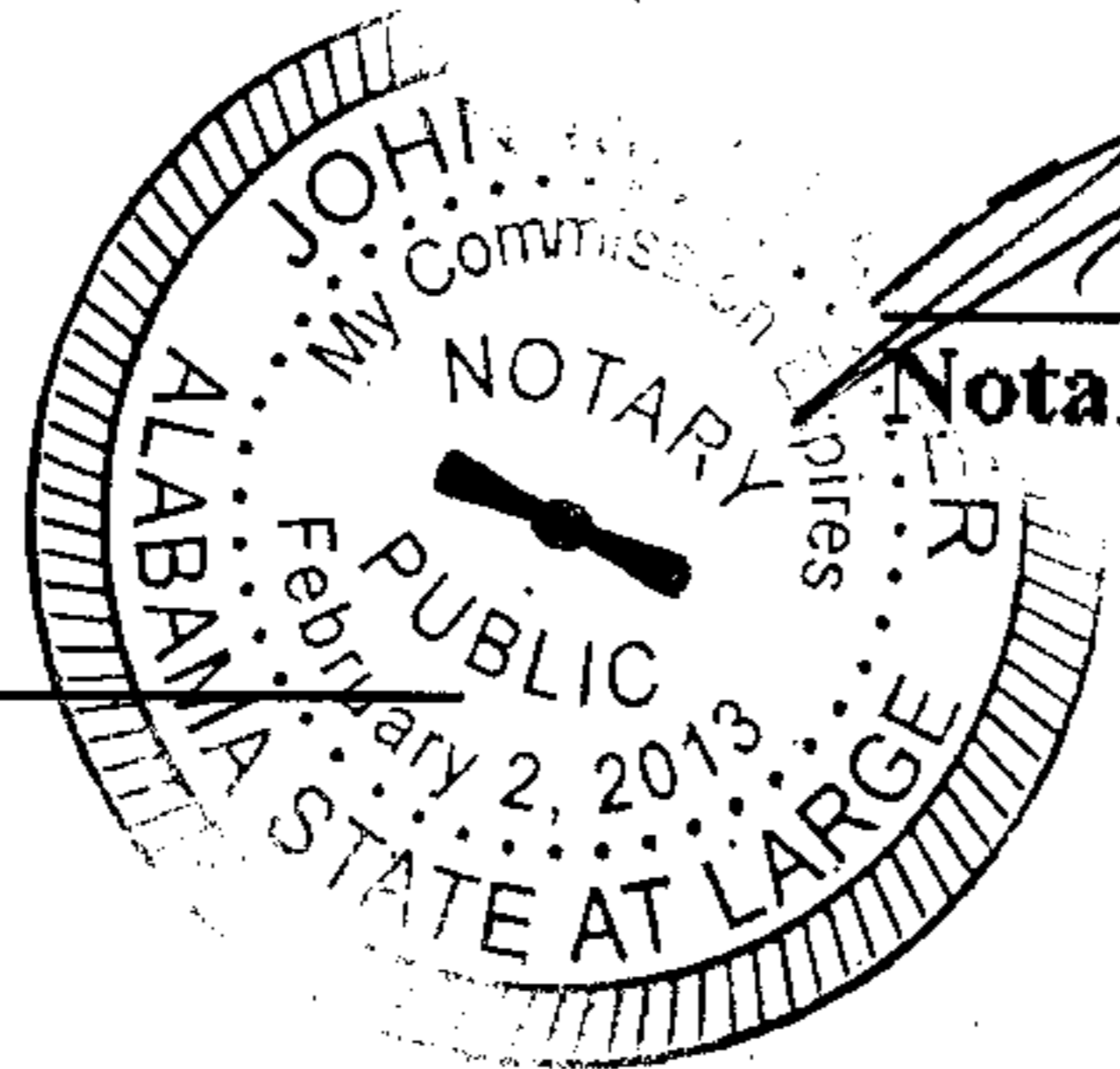
Keytric Allona Cross
Keytric Allona Cross

Regis Cross
Regis Cross

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Keytric Allona Cross, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, 2011



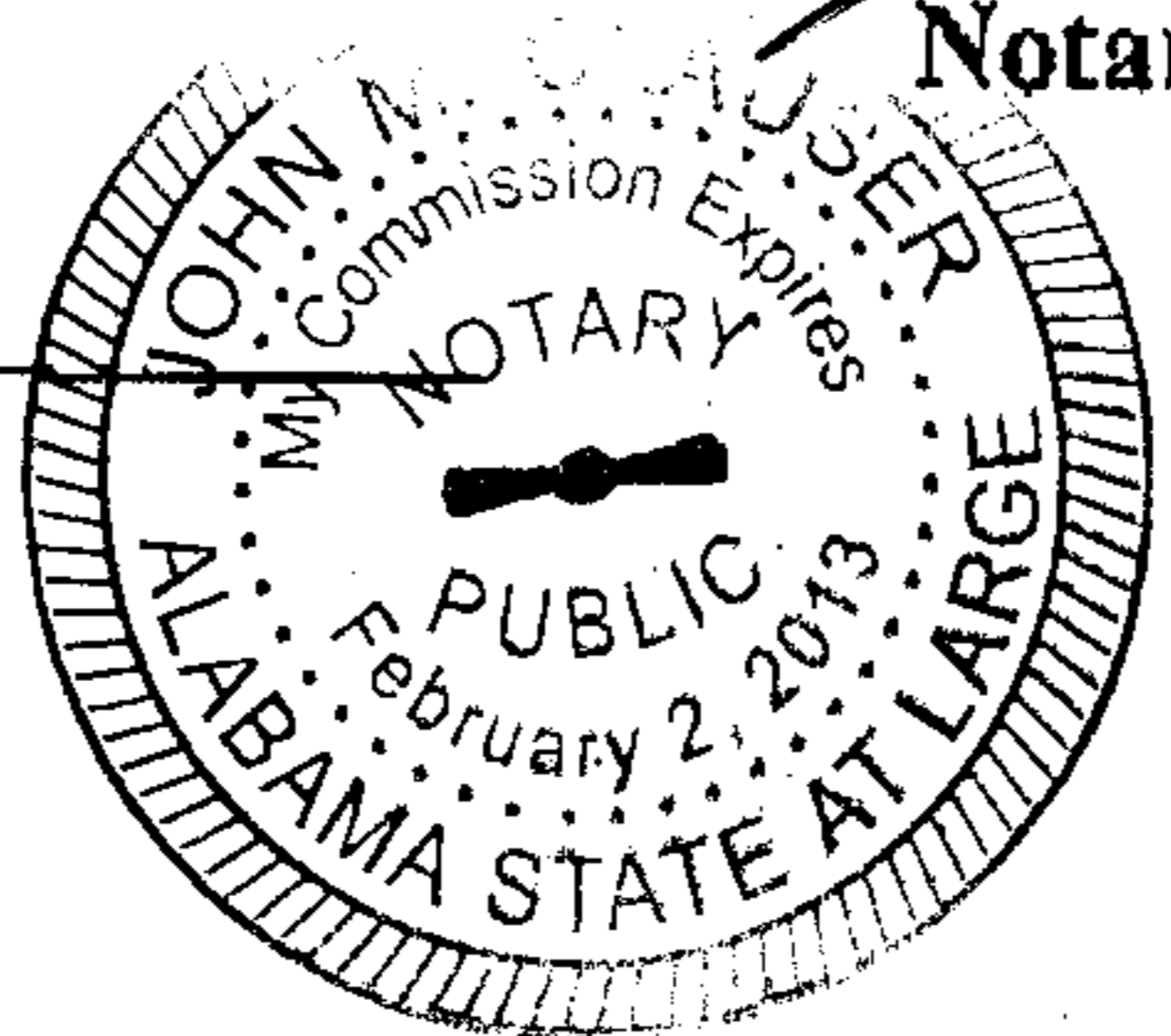
John M. Ober
Notary Public

My Commission Expires: 2/2/13

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Regis Cross, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, 2011



John M. Ober
Notary Public

My Commission Expires: 2/2/13



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