

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

*Send tax notice to:*  
Christopher Edwards  
21 New Hope Drive  
Montevallo, Alabama 35115

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

That in consideration of **One Hundred Five Thousand Two Hundred and 00/100 Dollars** (\$105,200.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

**Greater Birmingham Habitat for Humanity**

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

**Christopher Edwards and Bobbi Edwards**

(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 10, according to the Survey of New Hope Village, as recorded in Map Book 24, Page 89, in the Probate Office of Shelby County, Alabama**

\$82,653.13 of the proceeds come from a mortgage recorded simultaneously herewith.

\$17,200.00 of the proceeds come from a second mortgage recorded simultaneously herewith

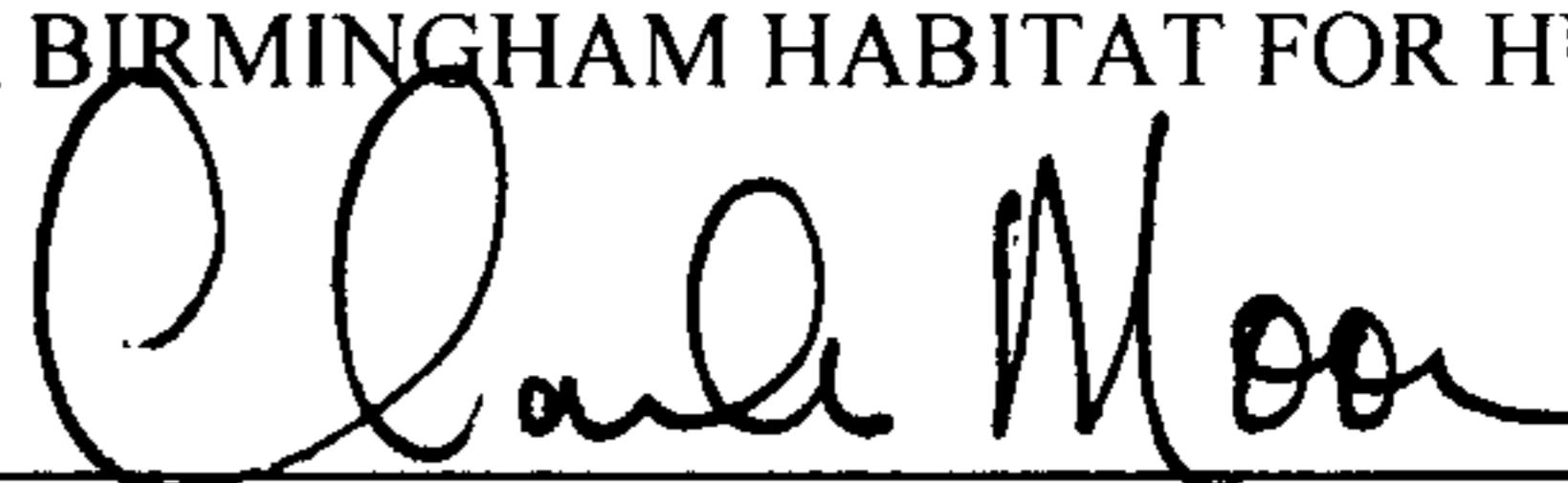
Subject to: (1) 2011 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 27th day of June, 2011.

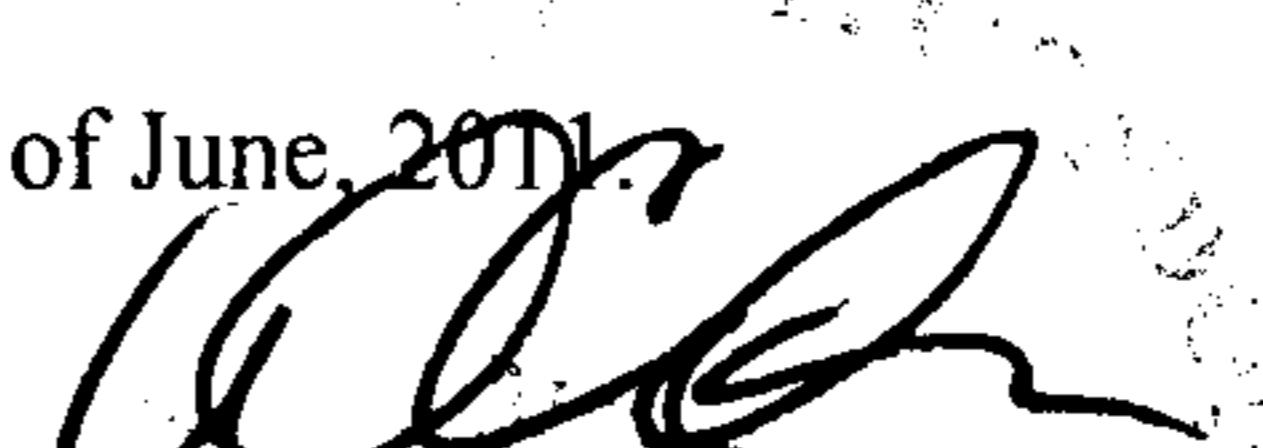
**GREATER BIRMINGHAM HABITAT FOR HUMANITY**

BY:  (Seal)  
Charles Moore  
ITS: President/CEO

STATE OF ALABAMA )  
: )  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Charles Moore as President/CEO of Greater Birmingham Habitat for Humanity 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 and with full authority as such President/CEO, he executed the same voluntarily on the day the same bears date.

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

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