THIS INSTRUMENT WAS PREPARED BY
L. BROOKS BURDETTE
Attorney at Law
Burdette & Associates, P.C.
1930 Edwards Lake Road
Suite 126
Birmingham, Alabama 35235

SEND TAX NOTICE TO:
JONATHAN WALKER
SALLY WALKER
2057 N. ASHBROOK CIRC
MESA, ARIZONA 85213

20050811000413500 1/1 $36.00
Shelby Cnty Judge of Probate,AL
08/11/2005 02:32:17PM FILED/CERT

WARRANTY DEED - JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Shelby County, AL 08/11/2005
State of Alabama

Deed Tax:$25.00

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY }

that in consideration of ONE HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED AND NO/100 ($124,500.00)----------DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOHN M. WHELESS, JR. and wife KRISTIN J. WHELESS

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

JONATHAN WALKER and SALLY WALKER

(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 219, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE-SECTOR 3, AS RECORDED IN MAP BOOK 31, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

$99,600.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

$18,675.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A SECOND 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 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 WE have hereunto set OUR hand(s) and seal(s), this 29th day of JULY, 2005.

WITNESS:

_____(Seal) _____(Seal)
JOHN M. WHELESS, JR.

_____(Seal) _____(Seal)
KRISTIN J. WHELESS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN M. WHELESS, JR. and wife KRISTIN J. WHELESS, 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 29th day of JULY, 2005.

NOTARY PUBLIC
My Commission Expires: 5/14/09

FILE NO: 015-218