

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
BYNUM & HENDERSON, LLC
17 Office Park Circle
Birmingham, AL 35223

Send Tax Notice To:
David W. Surrey
Krista J. Surrey
225 Beaver Creek Parkway
Pelham, AL 35124



20100322000083150 1/1 \$127.00
Shelby Cnty Judge of Probate, AL
03/22/2010 03:29:59 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Sixteen Thousand Dollars (\$216,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **James A. O'Brien and Gloriann O'Brien, as Trustees, under the O'Brien Living Trust, dated April 10, 2000** (herein referred to as Grantors) do grant, bargain, sell and convey unto **David W. Surrey and Krista J. Surrey** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 13, according to the Survey of Beaver Creek Preserve, First Sector, as recorded in Map Book 24, Page 63, in the Probate Office of Shelby County, Alabama.

DWS
KJS

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Grantor warrants that the subject trust is still in full force and effect and further that there no have been amendments.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 said Trustees, do for the Trust as such Trustees, their successors and assigns covenant with said Grantees, their heirs, successors and assigns that said Trustees are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they, as said Trustees have a good right to sell and convey the same as aforesaid, and that they, in their capacity as said Trustees will and their successors and assigns shall, warrant and defend the same to the same Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 15th day of March 2010.

James A. O'Brien
James A. O'Brien, Trustee under the
O'Brien Living Trust, dated April 10, 2000

Gloriann O'Brien
Gloriann O'Brien, Trustee under the O'Brien
Living Trust, dated April 10, 2000

Shelby County, AL 03/22/2010

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

State of Alabama
Deed Tax : \$116.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify James A. O'Brien and Gloriann O'Brien, whose names as Trustees, under the O'Brien Living Trust, dated April 10, 2000, 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 in their capacity as such Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of March 2010.

My Commission Expires: 7-26-12

