

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

20100520000158860 1/1 \$20.50
Shelby Cnty Judge of Probate, AL
05/20/2010 02:07:36 PM FILED/CERT

SEND TAX NOTICE TO:
Tania & Andre Daniel
1008 Grand Oaks Drive
Bessemer, AL 35022

WARRANTY DEED

Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **Two Hundred Eighty-five Thousand and 00/100 Dollars (\$285,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Jason E. Seeby and Jennifer I. Seeby, Husband and Wife

(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

Tania A. Daniel and Andre D. Daniel

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 53, according to the Survey of Grand Oaks, as recorded in Map Book 31, Page 68, in the Probate Office of Shelby County, Alabama

Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions and restrictions of record.

\$275,793.00 of the consideration 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this the 14th day of May, 2010.

Jason E. Seeby by L. L. Levin, His Attorney
in Fact

Jennifer I. Seeby by L. L. Levin, Her Attorney in
Fact

Shelby County, AL 05/20/2010

STATE OF ALABAMA)

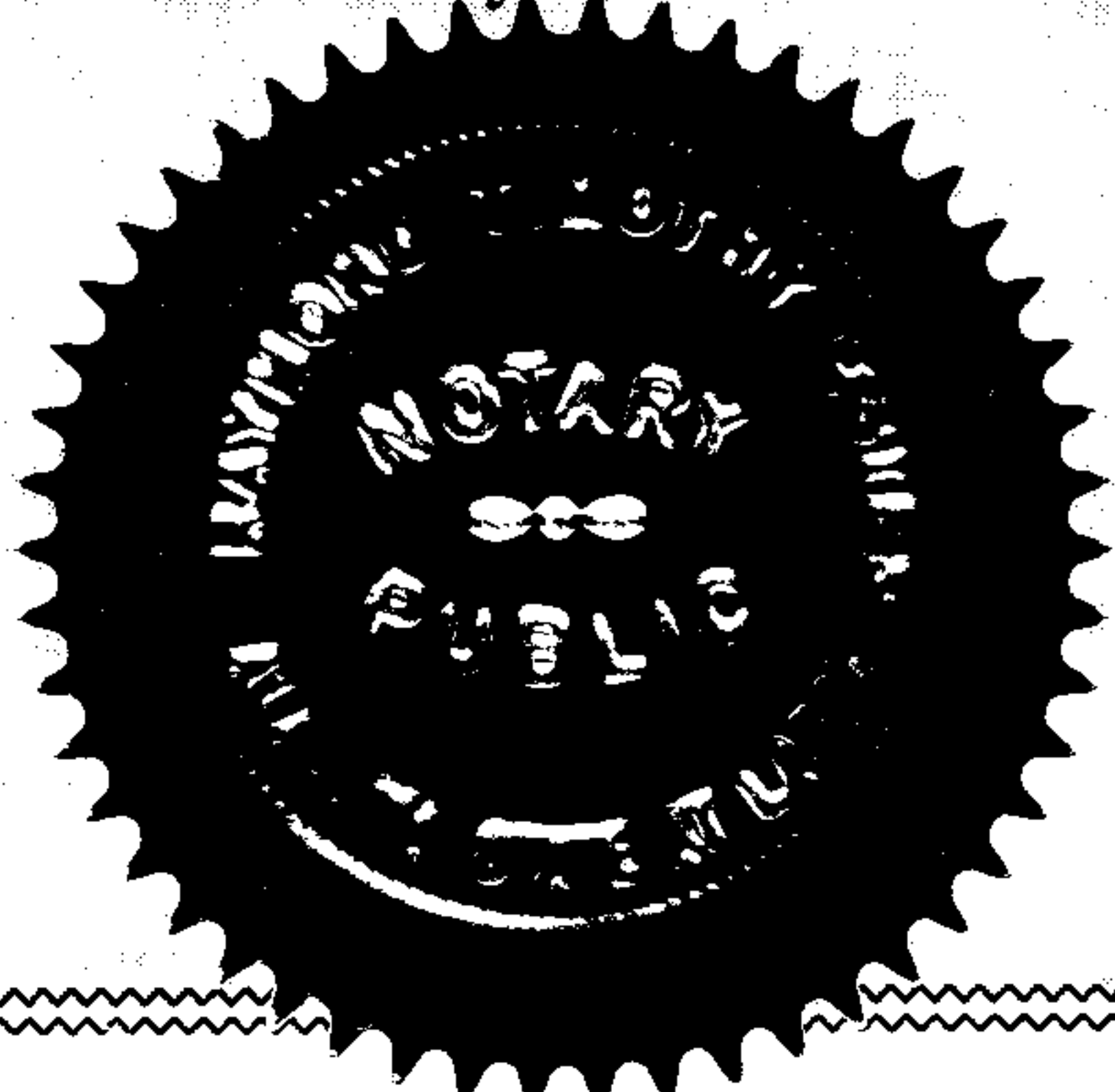
State of Alabama

COUNTY OF JEFFERSON)

Deed Tax : \$9.50

I, R. Timothy Estes, a Notary Public in and for said State at Large hereby certify that **L. L. Levin**, whose name as Attorney in Fact for Jason E. Seeby and Jennifer I. Seeby, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 14th day of May, 2010.



R. Timothy Estes- Notary Public
My Commission expires: July 11, 2011