

This instrument was prepared by:
Gathel O. Runnels, Jr., Attorney at Law
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:

P.O. Box 282
Helena, AL 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Know All Men by These Presents: That in consideration of **EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **RUBY S. LAMBERT A/K/A RUBY S. LAMBERT, AN UNMARRIED PERSON, SURVIVING GRANTEE IN THAT CERTAIN DEED RECORDED IN BOOK 319, PAGE 210, THE OTHER GRANTEE, LLOYD LAMBERT, HAVING DIED ON OR ABOUT SEPTEMBER 25, 2007, BY AND THROUGH HER DULY AUTHORIZED AGENT AND ATTORNEY IN FACT, KATHY HURT** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **SARAH L. STEPLETON AND STANLEY L. STEPLETON** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northwest ¼ of the Northwest ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, thence Southerly along the East line of said ¼ - ¼ line 554.06 feet to a point, thence 92 degrees 31 minutes right 577.70 feet to a point, thence 87 degrees 29 minutes right and Northerly along the East line of a public road 145.64 feet to the point of beginning of the property being described, thence continue along last described course 65.36 feet to a point, thence 92 degrees 40 minutes right 184.85 feet to a point, thence 87 degrees 20 minutes right 59.17 feet to a point, thence 90 degrees 45 minutes right 184.76 feet to the point of beginning. Being situated in Shelby County, Alabama.

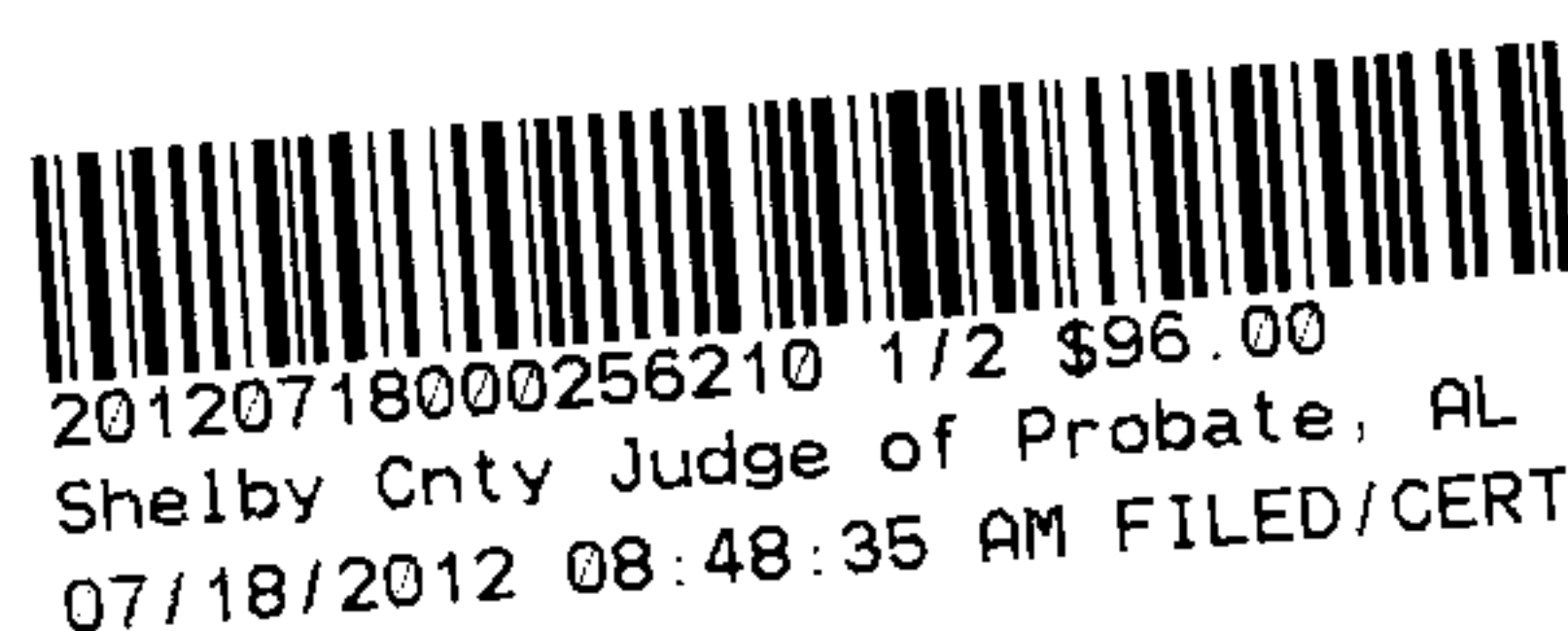
Subject to:

- (1) Taxes or assessments for the year 2012 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20110131000033030 in the Probate Office.

\$72,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of July, 2012.

Ruby S. Lambert AKA Rubye S. Lambert,
Ruby S. Lambert a/k/a Rubye S. Lambert,
Surviving Grantee, by Kathy Hurt,
her agent and attorney-in fact
Surviving Grantee, by Kathy Hurt, her agent and attorney-in fact


STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned, a Notary Public in said and for said County, in said State, hereby certify that **RUBY S. LAMBERT A/K/A RUBY S. LAMBERT, SURVIVING GRANTEE, BY AND THROUGH HER DULY AUTHORIZED AGENT AND ATTORNEY IN FACT, KATHY HURT,** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, 2012.

GATHEL O. RUNNELS, JR.
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 27, 2013

[Handwritten Signature]
Notary Public


20120718000256210 2/2 \$96.00
Shelby Cnty Judge of Probate, AL
07/18/2012 08:48:35 AM FILED/CERT

Shelby County, AL 07/18/2012
State of Alabama
Deed Tax: \$80.00