

This instrument was prepared by

Send Tax Notice To: Bobby G. Darty

(Name) William H. Halbrooks  
#1 Independence Plaza, Suite 704  
(Address) Birmingham, Alabama 35209

name  
4984 Heather Point  
address  
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred Seventy-Five Thousand and no/100-----(\$675,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William W. Conwell, Sr., as devisee of the Estate of Margaret Berry Conwell, deceased, Shelby County Probate Case #34-142 and William W. Conwell, Sr., Margaret C. Mummert, William W. Conwell, Jr. and \* (herein referred to as grantors) do grant, bargain, sell and convey unto

Bobby G. Darty and Donna L. Darty

(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 12, in Block 1, according to the Plat of Heather Point (the Second Addition to Kerry Downs), a subdivision of Inverness, as recorded in Map Book 10, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements, and restrictions of record.

\$ 400,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\*John B. Conwell, as Co-Trustees of the Family Trust created by the Estate of Margaret B. Conwell, deceased, Shelby County Probate Case #34-142.

Margaret Berry Conwell was one and the same person as Margaret B. Conwell.

03/27/2002-14359  
10:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
ODE/CH 295.00

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 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 25th day of March, 19 2002.

William W. Conwell, Sr., as devisee of \*\*

Margaret C. Mummert (Seal)  
Margaret C. Mummert, as Co-Trustee of the Family Trust created by \*\* (Seal)

John B. Conwell (Seal)  
John B. Conwell, as Co-Trustee of the Family Trust created by \*\* (Seal)

William W. Conwell, Jr. (Seal)  
William W. Conwell, Jr., as Co-Trustee of the Family Trust created by \*\*  
STATE OF ALABAMA

William W. Conwell, Sr. (Seal)  
William W. Conwell, Sr., as Co-Trustee of the Family Trust created by \*\*

Jefferson COUNTY

\*\*The Estate of Margaret B. Conwell, deceased, Shelby County Probate Case #34-142.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William W. Conwell, Sr., as devisee of the Estate of Margaret Berry Conwell, deceased, \*\*\* whose name(s) 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 he, in his capacity as executed the same voluntarily on the day the same bears date. devisee

Given under my hand and official seal this 25th day of March, A.D., 19 2002.

\*\*\*Shelby County Probate Case #34-142

William H. Halbrooks

Notary Public

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that John B. Conwell, as Co-Trustee of the Family Trust created by \*\*, 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, he, in his capacity as Co-Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of  
March, 2002.

Melissa J. Champion  
Notary Public 7/21/02

\*\*The Estate of Margaret Berry Conwell, deceased, Shelby County  
Probate Case #34-142

State of Alabama; County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that William W. Conwell, Jr., as Co-Trustee of the Family Trust created by The Estate of Margaret B. Conwell, deceased, Shelby County Probate Case #34-142, 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, he, in his capacity as Co-Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of March, 2002.

  
William H. Halbrooks, Notary Public

State of Alabama; County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Margaret C. Mummert, as Co-Trustee of the Family Trust created by The Estate of Margaret B. Conwell, deceased, Shelby County Probate Case #34-142, 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, she, in her capacity as Co-Trustee executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 25th day of March, 2002.

  
William H. Halbrooks, Notary Public

State of Alabama; County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that William W. Conwell, Sr., as Co-Trustee of the Family Trust created by The Estate of Margaret B. Conwell, deceased, Shelby County Probate Case #34-142, 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, he, in his capacity as Co-Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of March, 2002.

  
\_\_\_\_\_  
William H. Halbrooks, Notary Public

Inst # 2002-14358

03/27/2002-14358  
10:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 CH 225.02