

THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, AL 35238

**WARRANTY DEED WITH JOINT
RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
COUNTY OF JEFFERSON

*\$159,500 Applied from Mortgage filed
Simultaneously with Deed.*

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED SEVENTY SEVEN THOUSAND and no/100 Dollars, (\$177,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHN S. SUTTON, III AND PAULA L. SUTTON, HUSBAND AND WIFE** (hereinafter called "Grantor") does hereby GRANT, BARGAIN, SELL AND CONVEY unto **ROBERT W. LAVETT, AN UNMARRIED MAN AND LAYNE M. BRADFORD, AN UNMARRIED WOMAN** (hereinafter called "Grantees"), as Joint Tenants with Right of Survivorship, the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

LOT 22, OF INDIAN CREEK SUBDIVISION, PHASE 1, AS RECORDED IN MAP BOOK 14, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

1. Taxes due October 1, 2004.
2. Any and all exceptions of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

Grantors do individually and for the heirs, executors and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed on this the 11TH day of JUNE, 2004.

[Signature]
JOHN S. SUTTON, III
[Signature]
PAULA L. SUTTON

STATE OF ALABAMA
JEFFERSON COUNTY

I, a Notary Public, for the State at Large, hereby certify that **JOHN S. SUTTON, III AND PAULA L. SUTTON, HUSBAND AND WIFE**, whose names is signed to the foregoing Warranty Deed, and who is known to me,, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 11TH day of JUNE, 2004.

[Signature]
Notary Public: Douglas H. Scofield
My Commission Expires: October 7, 2006

(Seal)

