

This instrument was prepared by
(Name) William H. Halbrooks
(Address) 1 Independence Plaza, Suite 704
Birmingham, AL 35209

Send Tax Notice To: Alan W. Washburn
name
5264 Valleybrook Trace
address
B'ham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty-seven Thousand, Five Hundred and no/100
(\$237,500.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jacqueline G. Holland, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Alan W. Washburn and Ann M. Washburn
(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 5, according to the Resurvey of Valley Brook, Phase II, as recorded in Map Book 12, Page 12 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 190,000.00 of the purchase price recited above 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 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, I have hereunto set my hand(s) and seal(s), this 28th day of January, ~~20~~ 2005.

(Seal)

(Seal)

(Seal)

Jacqueline G. Holland
Jacqueline G. Holland

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacqueline G. Holland whose name(s) is signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of January, A.D., ~~19~~ 2005

William H. Halbrooks
Notary Public
