

**SEND TAX NOTICE TO:**

Johathan Thornton and Jana Renae Thornton  
346 Old Cahaba Trail  
Helena, Alabama 35080

This instrument was prepared by  
**Gregory W. Lee**  
Attorney at Law  
2104 Lorna Ridge Road  
Birmingham, Alabama 35216

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

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ten and No/100 Dollars (\$10.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Kristine M. Shepherd Ledlow** and **husband, Douglas Ledlow** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Jonathan Thornton and Jana Renae Thornton, husband and wife** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 738, ACCORDING TO THE SURVEY OF OLD CAHABA, CEDAR CREST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 11, IN THE PROBATE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**SITUATED IN SHELBY COUNTY, ALABAMA.**

**This being that same property conveyed from American Homes and Land Corporation to Kristine M. Shepherd, an unmarried woman by deed dated 03/31/1999 and recorded 04/09/1999 in Instrument 1999-15032.**

Subject to: (1) Taxes for the year 2005 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 24, Page 11. (5) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1998-19220 in the Probate Office of Shelby County, Alabama.

\$ 118,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said **GRANTEE(S)** 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 **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this March 11, 2005.**

\_\_\_\_\_  
(Seal)

*Kristine M. Shepherd Ledlow*  
\_\_\_\_\_  
Kristine M. Shepherd Ledlow

\_\_\_\_\_  
(Seal)

*Douglas J. Ledlow*  
\_\_\_\_\_  
Douglas Ledlow

\_\_\_\_\_  
(Seal)

Shelby County, AL 06/01/2005  
State of Alabama

Deed Tax: \$30.00

STATE OF ALABAMA

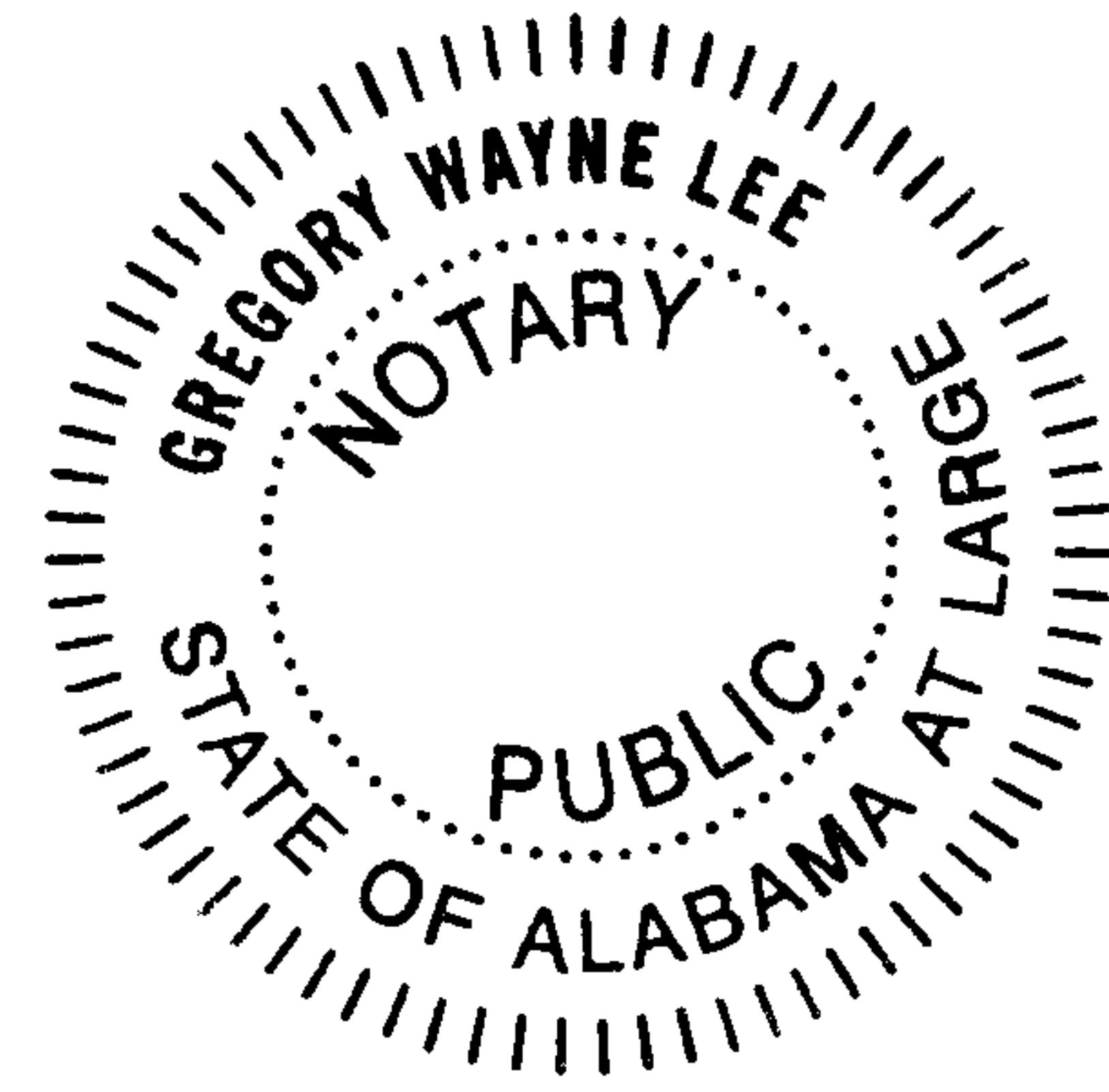
JEFFERSON COUNTY

General Acknowledgement

20050601000264770 2/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
06/01/2005 02:31:30PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kristine M. Shepherd Ledlow and Douglas Ledlow, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March, 2005.



Notary Public.  
My Commission Expires: \_\_\_\_\_

(Seal)

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: 7/14/08  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

KMSL

DL