



20050727000377640 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
07/27/2005 02:15:20PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
L. BRUCE DICKSON, ATTORNEY
2500 CRESTWOOD BLVD.
BIRMINGHAM, AL 35210

SEND TAX NOTICE TO:
Jennifer Lynn Whitfield
12048 Highway 43
Vandiver, Al. 35176

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA *

*

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY *

*

14 \$8,000.00

That in consideration of **TEN DOLLARS** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I

RUBY WHITFIELD

(an unmarried woman)

herein referred to as grantor do grant, bargain, sell and convey unto

JENNIFER LYNN WHITFIELD, and JOHNATHAN RAYE WHITFIELD

the following described real property situated in Shelby County, Alabama, to-wit:

All that part of the East one half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, lying South of Shelby County Highway 480.

Subject to all easements, restrictions, protective covenants and right-of-ways of record and subject to current taxes, a lien but not yet payable.

Subject to mineral and mining rights, if any, previously conveyed. It is the intention of this conveyance to convey said rights if they exist.

This deed is intended to convey that property previously conveyed to Grantor by instrument recorded in Book 309 Page 230 in the Office of the Judge of Probate of Shelby County, Alabama, December 6, 1977.

This instrument prepared without benefit of title examination or survey and the legal description contained herein was provided to the preparing attorney by the Grantor herein.

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 do for myself and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encombrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 AND SEAL, THIS THE
28th DAY OF January, 2005.

WITNESS

Ruby Whitfield
RUBY WHITFIELD

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that RUBY WHITFIELD, an unmarried woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of January, 2005.

Janet L. Parnell
NOTARY PUBLIC
Commission expires 10-5-06