20060322000134780 1/1 $14.00
Shelby Cnty Judge of Probate, AL
03/22/2006 01:26:30PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire
22551 Highway 25
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Billy & Crystal Connell
2130 County Road 627
Thorsby, Alabama 35171

STATE OF ALABAMA)
COUNTY OF SHELBY)

To Clear Title

KNOW ALL MEN BY THESE PRESENTS,

That for good and valuable consideration, Janet Lynn Stephenson, in her capacity as Administrator of the estate of Doris J. Campbell, deceased, (Shelby County Probate Case# PR-2005-000096), and Billy Connell, and Crystal Connell (hereinafter referred to as GRANTORS) do grant, bargain, sell and convey unto Billy Connell and Crystal Connell (herein referred to as GRANTEES), as joint tenants with right of survivorship, all of their rights in the following described real estate, situated in the State of Alabama, County of Shelby, to wit:

Lot 2B, A Resurvey of Lot 2 of Earmond's Place, as recorded in Map Book 28, Page 140, in the Office of the Judge of Probate in Shelby County, Alabama, subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record and any mineral mining rights not owned by Grantors.

The above-described property constitutes no part of the homestead of grantor(s) or grantor(s) spouse.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that we have a good right to sell and/or 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.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 27th day of February, 2006.

Janet Lynn Stephenson
Janet Lynn Stephenson, as Administrator of
The Estate of Doris J. Campbell

Billy Connell
Billy Connell

Crystal Connell
Crystal Connell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Sanford D. Hatton, Jr., a Notary Public in and for said County in said State, hereby certify that Janet Lynn Stephenson, as Administrator of the Estate of Doris J. Campbell, deceased, (Shelby County Probate Case No. PR 2005-000096), and Billy Connell, and Crystal Connell whose names are signed to the foregoing conveyance, and who are known to me, 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 the 27th day of February, 2006.

Sanford D. Hatton Jr.
Notary Public
My Commission Expires: 08-22-2008