

This instrument was prepared by

(Name) David F. Ovson, LLC
(Address) ✓ 1130 South 22nd Street
Ridge Park Building, Ste. 4800
Birmingham, AL 35205

Send Tax Notice To: Judy R. Fletcher

name
62 Hawthorn Street
address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Gay M. Raburn, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto Judy R. Fletcher and Warren D. Fletcher (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 7-15, Block 7, according to the Survey of Mt. Laurel, Phase 1A, as recorded in Map Book 27, Pages 72 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 2007, which are a lien, but not yet due and payable until October 1, 2007.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

\$225,000.00 of the purchase price recited herein was derived from mortgage loans closed simultaneously herewith.

Shelby County, AL 02/01/2007
State of Alabama

Deed Tax: \$25.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 1/26/2007 day of January, 2007.

N/A (Seal)

Gay M. Raburn (Seal)

N/A (Seal)

Gay M. Raburn (Seal)

N/A (Seal)

N/A (Seal)

STATE OF COLORADO

General Acknowledgment

Jefferson COUNTY

I, the undersigned, Gay M. Raburn, an unmarried woman, a Notary Public in and for said County, in said State, hereby certify that whose name(s) 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

26 day of January A.D., 2007

MICHAEL GINTHER
Notary Public
State of Colorado

Michael Gintner

11/13/2010
Notary Public