This instrument was prepared by: Paul Esco, Esq. 547 South Lawrence Street Montgomery, AL 36104

SEND TAX NOTICE TO: John G. Caton and Jennifer E. Caton 2336 Lakeside Drive Birmingham, Alabama 35244

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Shelby Cnty Judge of Probate, AL 03/01/2007 01:10:39PM FILED/CERT

STATE OF ALABAMA **COUNTY OF Shelby** 

Shelby County, AL 03/01/2007

State of Alabama

Deed Tax: \$90.00

**KNOW ALL MEN BY THESE PRESENTS:** 

That in consideration of FOUR HUNDRED FIFTY THOUSAND AND NO/100'S (\$450,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, E. FARRIS SPRADLING AND SARAH ELIZABETH LESTER SPRADLING, HUSBAND AND WIFE referred to as grantor, whether one or more), grant, bargain, sell and convey unto JOHN G. CATON AND JENNIFER E. CATON (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in \_\_\_\_\_SHELBY \_\_\_\_County, Alabama to-wit:

See Attached Exhibit A

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

\$360,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, E. FARRIS SPRADLING AND SARAH ELIZABETH LESTER SPRADLING, have hereunto set my (our) hand(s) and seal(s) this the 2641 day of FEBRUARY, 2007.

E. FARRIS SPRADLING

(SEAL)

SARAH ELIZABETH LESTER SPRADLING

STATE OF ALABAMA COUNTY OF SHELBY

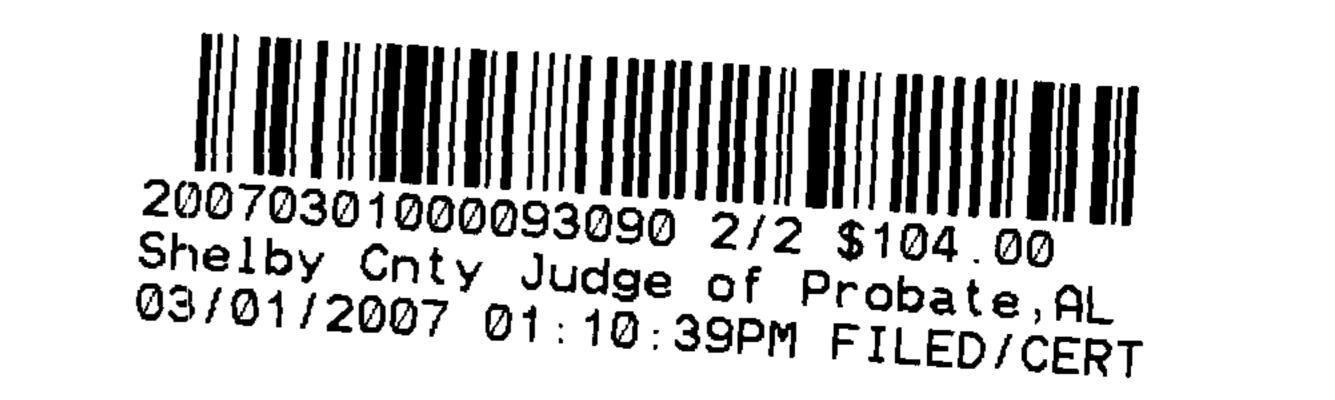
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **E. FARRIS SPRADLING** AND SARAH ELIZABETH LESTER SPRADLING whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, THEY executed the same yoluntarily on the day the same bears date.

hand and official seal this Alay of FEBRUARY, 2007

My commission expires

EXP. 8-27-07

Escrow File No.: 700502



## EXHIBIT "A"

LOT 16 ACCORDING TO THE SURVEY OF VALDAWOOD AS RECORDED IN MAP BOOK 8, PAGE 6 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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