

406604

This instrument was prepared by:
Esco & Benson, LLC
547 South Lawrence Street
Montgomery, AL 36104

SEND TAX NOTICE TO:
Paul A. Newman & Margie L. Newman
293 Narrows Reach
Birmingham, Alabama 35242

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

STATE OF ALABAMA
COUNTY OF Shelby

20070427000194830 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
04/27/2007 10:24:38AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100'S (\$159,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, CRAIG E. WESTENDORF, AN UNMARRIED MAN * (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto PAUL A. NEWMAN AND MARGIE L. NEWMAN (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: *and his wife, Rebecca Benton Westendorf

"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.

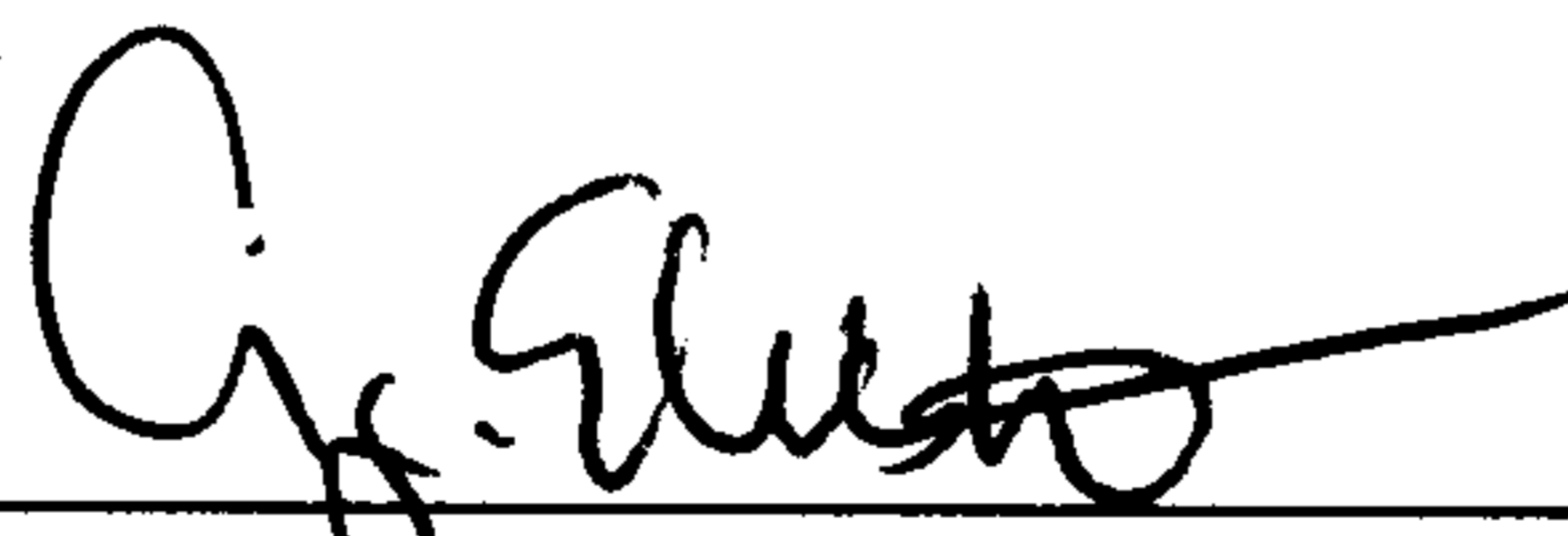
\$125,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

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, I, CRAIG E. WESTENDORF, have hereunto set my (our) hand(s) and seal(s) this the 25TH day of APRIL, 2007



CRAIG E. WESTENDORF (SEAL)

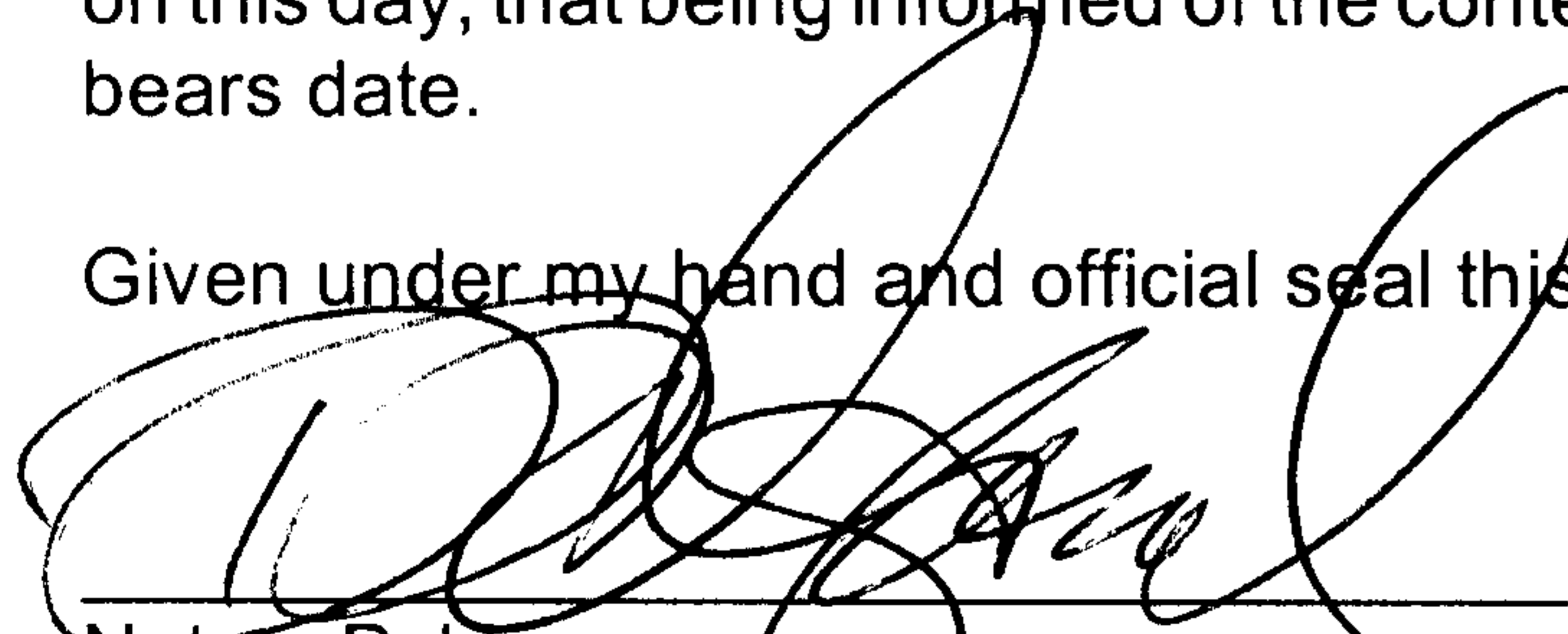
STATE OF ALABAMA
COUNTY OF SHELBY



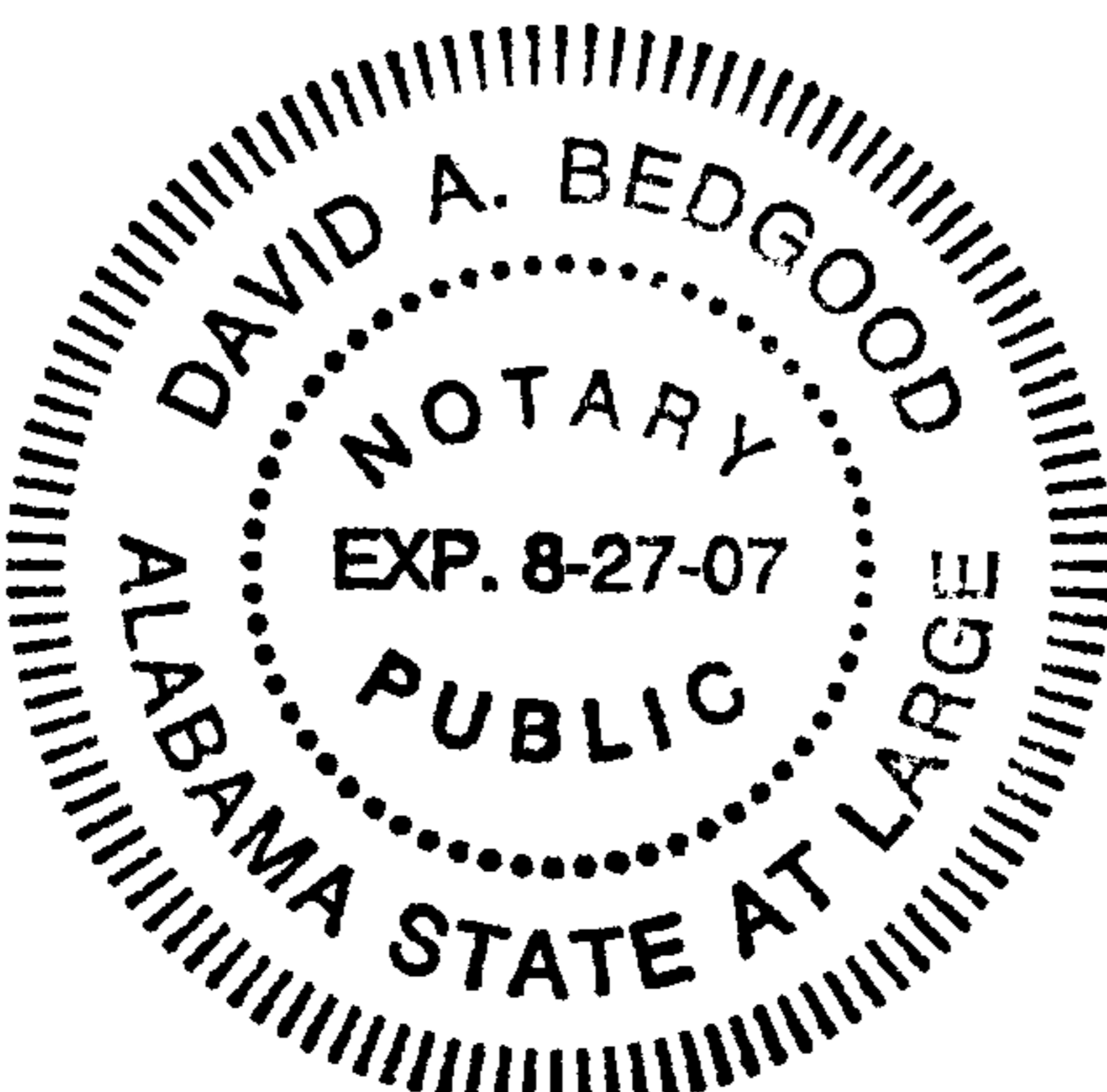
REBECCA BENTON WESTENDORF (SEAL)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that CRAIG E. WESTENDORF 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, HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25TH day of APRIL, 2007




Notary Public
My commission expires _____



Shelby County, AL 04/27/2007
State of Alabama
Deed Tax: \$35.00

STATE OF ALABAMA
COUNTY OF SHELBY

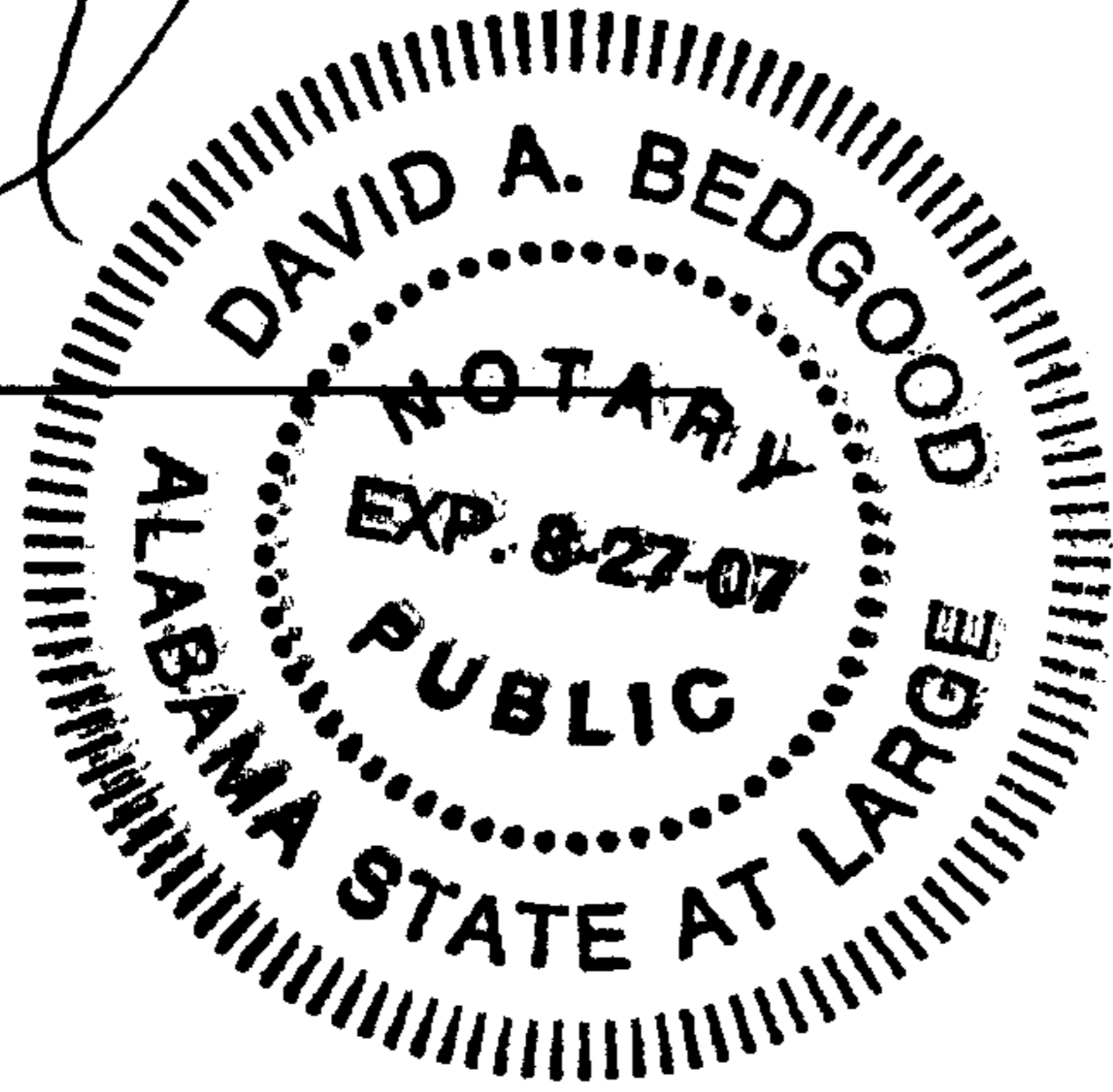

20070427000194830 2/3 \$52.00
Shelby Cnty Judge of Probate, AL
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I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **REBECCA BENTON WESTENDORF** whose name is signed to the foregoing conveyance, and who is 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 25TH day of **APRIL, 2007**.


Notary Public

My commission expires: _____



C&W
KBS

EXHIBIT "A"

LOT 78, ACCORDING TO THE AMENDED PLAT OF FINAL RECORD PLAT OF NARROWS REACH, AS RECORDED IN MAP BOOK 27, PAGE 11A AND 11B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

Chris Elbert

Rebecca Bent