

This document prepared by:
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(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney)

20070801000357580 1/2 \$74.00
Shelby Cnty Judge of Probate, AL
08/01/2007 10:01:37AM FILED/CERT

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, whereas, the title to the property herein after described is presently vested individually in Wanda Sue Armstrong, and,

WHEREAS, the undersigned, Wanda Sue Armstrong, desires to convert her ownership of the said property from her individual ownership to the ownership thereof as joint tenants with right of survivorship with her son, Michael Keith Murphy, so that upon the death of any of either joint tenant the interest of the joint tenant so dying shall pass to the surviving joint tenant in fee simple and to the heirs and assigns of such survivor forever.

NOW, THEREFORE, for and in consideration of the sum of One Thousand Dollars (\$1,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Wanda Sue Armstrong, an unmarried woman, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, and convey, unto myself, Wanda Sue Armstrong, and Michael Keith Murphy, for and during our joint lives, and upon the death of either of us, then to the survivor of us in fee simple, together with every contingent remainder and right of reversion, as GRANTEES, the following described property situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Map and Survey of Hidden Creek II, Second Sector, as recorded in Map Book 25, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way record.

This conveyance is subject to an existing mortgage.

TO HAVE AND TO HOLD said premises unto ourselves, the said Grantees, for and during our joint lives and upon the death of either, then to the survivor in fee simple, and then to the heirs and assigns of such survivor, together with every contingent remainder and right of reversion.

And I do for myself and for my 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 encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 on this the 27 day of

July, 2007.

Wanda Sue Armstrong (L.S.)
Wanda Sue Armstrong

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Wanda Sue Armstrong, 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 the 27 day of July, 2007.

Charith A. Kelaf
Notary Public