

THIS INSTRUMENT PREPARED BY:

✓ A. Eric Johnston, Attorney at Law
Suite 107, 1200 Corporate Drive
Birmingham, AL 35242

SEND TAX NOTICE TO:

AMY E. MOONEYHAN and ROBERT G.
DORSEY
9029 BROOKLINE LANE
Helena, AL 35080

Warranty Deed

STATE OF ALABAMA

CITY OF HELENA, COUNTY OF
SHELBY

**JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

Know all Men by these Presents: That, in consideration of One Hundred Twenty Two Thousand Dollars (\$122,000.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JEREMY PRUITT, UNMARRIED MAN** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **AMY E. MOONEYHAN, UNMARRIED WOMAN, AND ROBERT C. DORSEY, UNMARRIED MAN** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in HELENA, Shelby County, Alabama, to-wit:

Lot 71-A, according to the Resurvey of Lots 70, 71, 72 and 73 Wyndham Cottages Phase 1, as recorded in Map Book 26, page 87, in the Probate Office of Shelby County, Alabama

\$ 122,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

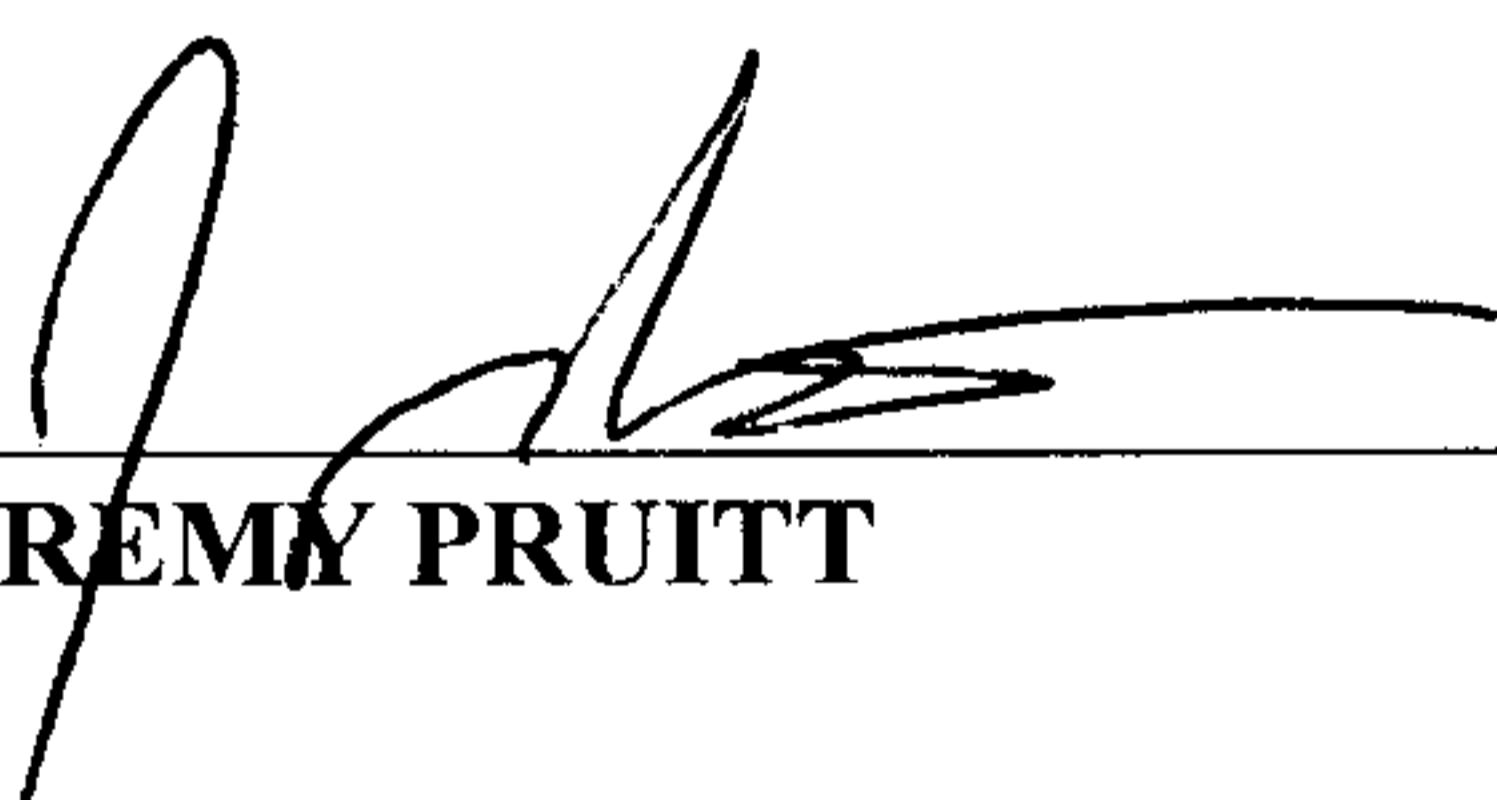
Subject to:

1. Restrictions appearing of record in Instrument No. 1999-21062.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall *warrant and defend* the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 26th day of July, 2007.



JEREMY PRUITT {L.S.}

20070801000358930 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/01/2007 02:05:31PM FILED/CERT

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned notary public, in and for said county and state, hereby certify that **JEREMY PRUITT**, An Unmarried Man, 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 seal this 26th day of July, 2007.

Michelle H. Bray

Notary Public

My commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 21, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS