

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY


20070904000414450 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
09/04/2007 12:43:22PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Twenty Eight Thousand and no/100's Dollars (\$128,000.00)** to the undersigned grantor,

ROBERT E. BUTTERWORTH, a married man,

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

SEAN N. THORNTON and REAGAN G. THORNTON

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 126, according to the Survey of Camden Cove, as recorded in Map Book 27, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, reservations, easements, leases, permits and building set back lines of record

The above described property is not the homestead of the grantor or his spouse.

\$118,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES 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 or more grantees 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 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 of 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, this the day of August, 2007.
29TH

WITNESS:


ROBERT E. BUTTERWORTH

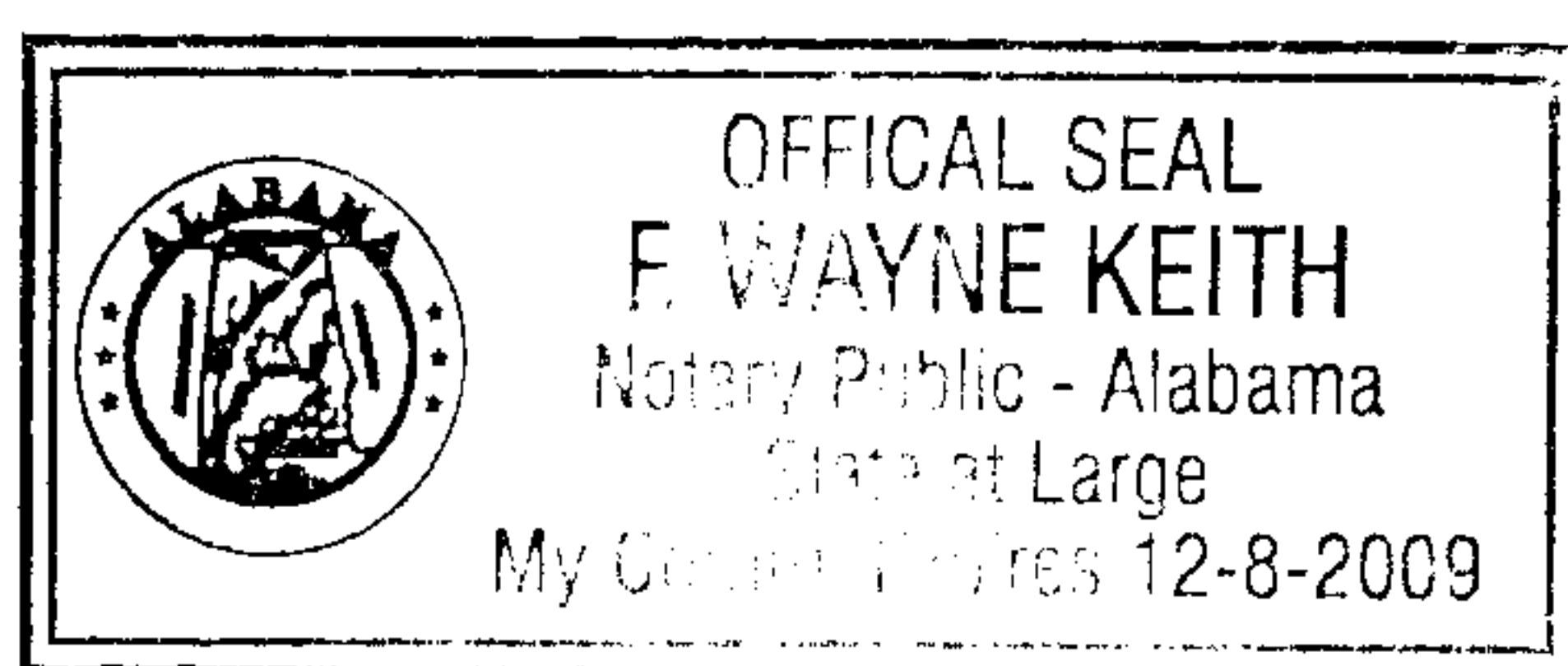


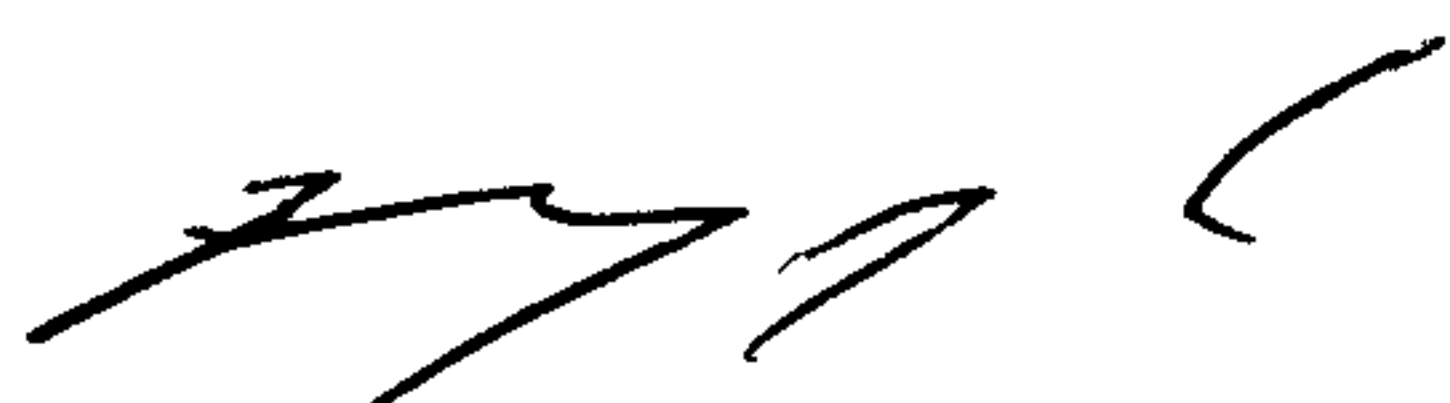
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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Robert E. Butterworth, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 the 29th day of August, 2006.





Notary Public

✓ This instrument was prepared by:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 230
Birmingham, Alabama 35244

Send Tax Notice to:
Sean Thornton
612 Camden Cove
Calera, Alabama 35040

Shelby County, AL 09/04/2007
State of Alabama

Deed Tax: \$10.00