

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Melissa E. Perryman
Ryan T. Wood
361 Old Cahaba Trail
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Four Thousand Nine Hundred and No/100 Dollars (\$154,900.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Stefanie Edward Bates Wortham, a married woman**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Melissa E. Perryman and Ryan T. Wood** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 716, according to the Old Cahaba, Cedar Crest Sector, as recorded in Map Book 24, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.

Stefanie Edward Bates Wortham, grantor herein, is one and the same person as Stefanie E. Bates, grantee in that certain deed recorded in Inst #1999-01804; Stefanie Edward Bates Wortham, grantor herein, is one and the same person as Stephanie Edward Bates, grantee in that certain Clerk's Deed recorded in Inst#20031230000830170.

This property is not the homestead of the grantor nor her spouse.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto 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 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 do for myself and for my heirs, executors, and administrators covenant with 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 assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of September, 2007.

Stefanie Edward Bates Wortham
Stefanie Edward Bates Wortham

STATE OF Tennessee)
COUNTY OF Bradley)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Stefanie Edward Bates Wortham, a married 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 12th day of September, 2007.

My Commission Expires: 09-15-2009

Joan M. Bates
Notary Public

