

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

This instrument was prepared by:  
WILLIAM PATRICK COCKRELL  
WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK S STE 451N  
BIRMINGHAM, ALABAMA 35243

(Address)

STATE OF ALABAMA  
COUNTY OF **Shelby**

Send tax notice to:  
LETESSIA F. BUSH  
JOHNNY M. BUSH JR

(Name)

636 TALON TRACE  
BIRMINGHAM, AL 35242

(Address)



20071107000514780 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
11/07/2007 03:39:43PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of TWO HUNDRED EIGHTY TWO THOUSAND NINE HUNDRED dollars (\$282,900.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), MICHELLE MARRINER AKA MAURO and TONY MAURO, WIFE AND HUSBAND (herein referred to as Grantor) do, grant, bargain, sell and convey unto LETESSIA F. BUSH and JOHNNY M. BUSH JR, WIFE AND HUSBAND (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 10, ACCORDING TO THE AMENDED AND CORRECTED MAP OF EAGLE TRACE-PHASE 1, AS RECORDED IN MAP BOOK 29, PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 282,900.00 IS FILED 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 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.

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And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (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, .

Michelle Marriner Mauro (Seal)  
MICHELLE MARRINER AKA MAURO

Tony Mauro (Seal)  
TONY MAURO

STATE OF ALABAMA  
COUNTY OF Shelby

**General Acknowledgment**

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that MICHELLE MARRINER AKA MAURO and TONY MAURO, whose names are signed to the foregoing conveyance, and who are known to me, **WIFE AND HUSBAND** acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this .

Jennifer L. Banik  
Notary Public

Return to: William Patrick Cockrell  
WPC & Associates LLC

**Jennifer L. Banik**  
**Notary Public, AL State at Large**  
**My Comm. Expires Feb. 7, 2009**