

WARRANTY DEED

20071220000572040 1/1 \$46.00
Shelby Cnty Judge of Probate, AL
12/20/2007 01:21:19PM FILED/CERT

This Instrument Was Prepared By:

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

SEND TAX NOTICE TO:

Peter G. Shaw
Andrea Shaw
441 South Shades Crest Road
Bessemer, AL 35022

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Seventy Four Thousand and No/100 Dollars (\$174,000.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Annie M. Clayton**, an unmarried woman, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Peter G. Shaw and Andrea Shaw** (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 14, according to the Survey of Countryside, as recorded in Map Book 7, Page 19, in the Probate Office of Shelby County, Alabama.

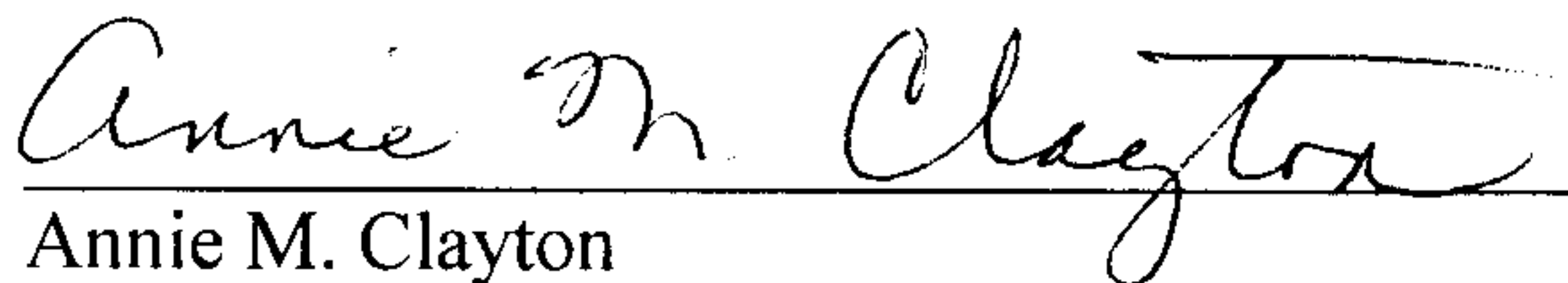
\$139,200.00 of the consideration has been paid from the proceeds from a purchase money mortgage.

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 14th day of December, 2007.

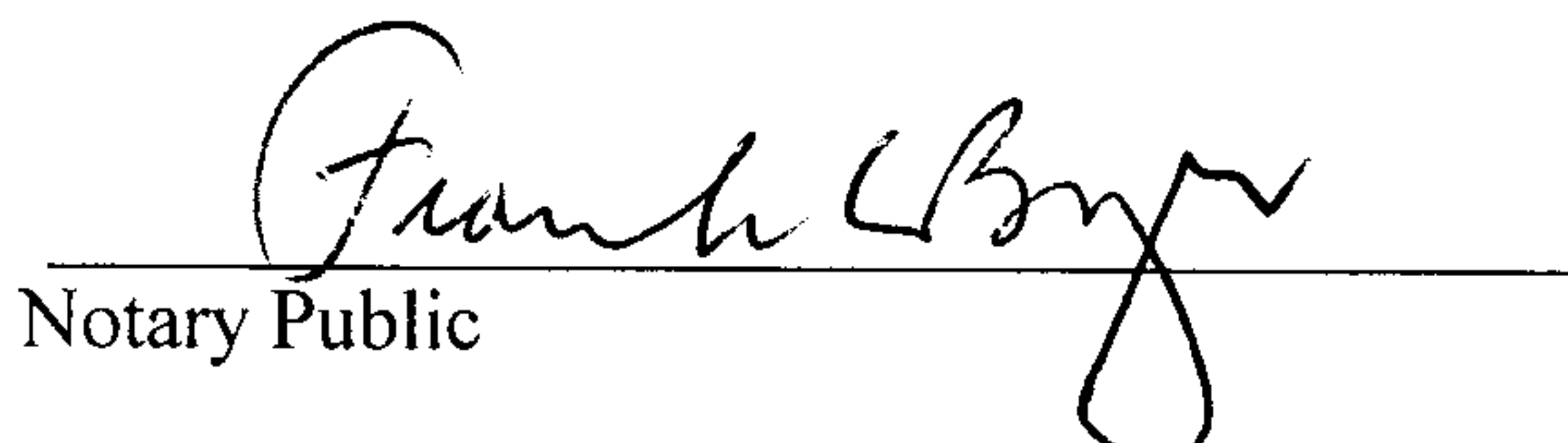

Annie M. Clayton

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Annie M. Clayton, 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 14th day of December, 2007.


Notary Public

My Commission Expires: 11/20/08

Shelby County, AL 12/20/2007
State of Alabama

Deed Tax: \$35.00