

Send tax notice to:
Bennie Wehunt, Jr.
Ashley Wehunt
278 Old Cahaba Trail
Helena, Alabama 35080
File No. 08-002

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA

JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Seven Thousand and no/100 Dollars (\$247,000.00), in hand paid to the undersigned, **Martha T. Murrill, An Unmarried Woman; Ashley M. Wehunt and Bennie H. Wehunt, Jr., Wife and Husband**, (hereinafter referred to as the "Grantors") by **Bennie Wehunt, Jr. and Ashley Wehunt, Husband and Wife**, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 116, according to the Survey of Old Cahaba, Winter Crest Sector, as recorded in Map Book 24, Page 69, in the Probate Office of SHELBY County, ALABAMA.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2008.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantors herein described.

(\$247,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 7th day of January, 2008.

Martha T. Murrill
Martha T. Murrill

Ashley M. Wehunt
Ashley M. Wehunt

Bennie H. Wehunt, Jr.
Bennie H. Wehunt, Jr.

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Martha T. Murrill, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of January, 2008.

[NOTARIAL SEAL]

James R. Moncus, Jr.
Notary Public - James R. Moncus, Jr.

My Commission expires: February 23, 2008

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ashley M. Wehunt and husband, Bennie H. Wehunt, Jr., whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of January, 2008.

[NOTARIAL SEAL]

James R. Moncus, Jr.
Notary Public - James R. Moncus, Jr.

My Commission expires: February 23, 2008


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Shelby Cnty Judge of Probate, AL
01/11/2008 10:29:03AM FILED/CERT