

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Tony McDonald  
890 Hwy 77  
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20080320000114390 1/1 \$14.50  
Shelby Cnty Judge of Probate, AL  
03/20/2008 03:21:55PM FILED/CERT

That in consideration of Sixty Five Thousand dollars and Zero cents (\$65,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Fred W. Horton, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Tony McDonald and wife, Alisha McDonald (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1-12, Block 15; Lots 1-12, Block 16; Lots 1-12, Block 17; Lots 1-12, Block 28; Lots 1-12, Block 29; Lots 1-12, Block 30, according to E. S. Saffords Map of the Town of Shelby of 1890, as recorded in Map Book 3, at Page 38 and 47, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years.

Constitutes no part of the homestead of the grantor or grantor's spouse.

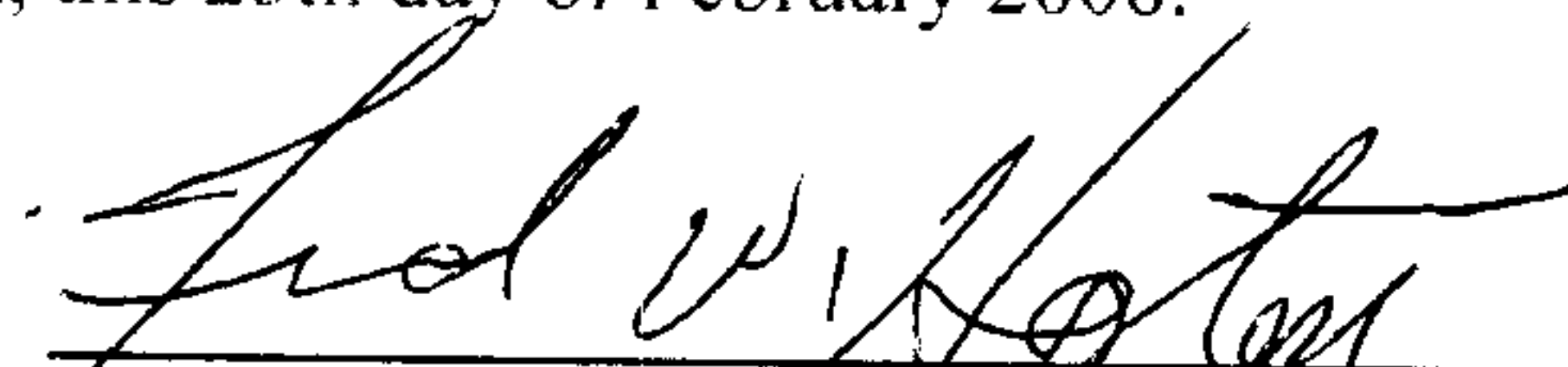
TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

(\$61,750.00,) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 25th day of February 2008.

\_\_\_\_\_  
(Seal)

  
Fred W. Horton

\_\_\_\_\_  
(Seal)

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(Seal)

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(Seal)

STATE OF ALABAMA

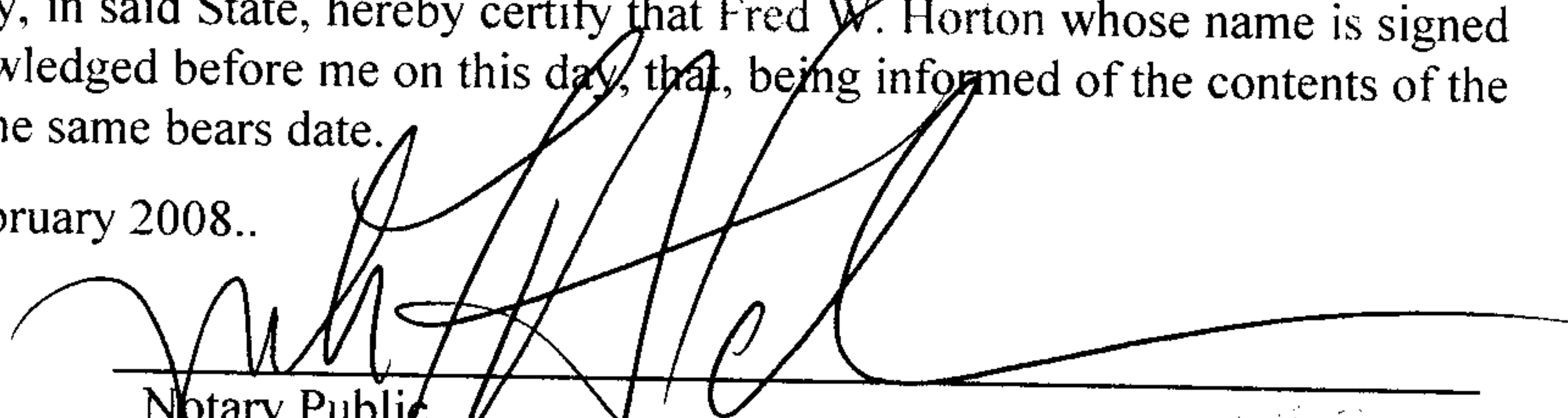
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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred W. Horton 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of February 2008..

  
Notary Public  
My Commission Expires: 10/16/08

Shelby County, AL 03/20/2008  
State of Alabama  
Deed Tax: \$3.50

