

**THIS INSTRUMENT PREPARED BY:**  
George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**  
Brendan and Jennifer Sansom  
826 Daventry Lane  
Calera, Alabama 35040

**WARRANTY DEED**

  
20080611000238430 1/1 \$13.50  
Shelby Cnty Judge of Probate, AL  
06/11/2008 01:49:34PM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Thirty Three Thousand Five Hundred and 00/100 Dollars (\$133,500.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, Dawn B. Lucas, an unmarried person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto Brendan Sansom and Jennifer Sansom, husband and wife, (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 112B, according to a Resurvey of Lots 112A, 113A, 114A, Daventry, Amended Plat of Sector II, as recorded in Map Book 29, Page 108, in the Probate Office of Shelby County, Alabama**

\$131,437.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

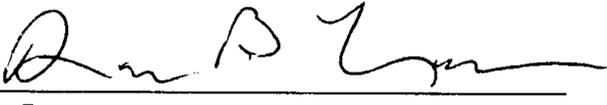
**TO HAVE AND TO HOLD** unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is 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, and their assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has hereunto her hands and seal, this 29<sup>th</sup> day of May, 2008.

Shelby County, AL 06/11/2008  
State of Alabama

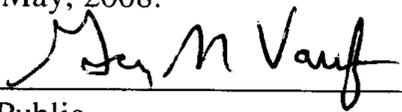
Deed Tax: \$2.50

  
\_\_\_\_\_  
**Dawn B. Lucas**

STATE OF ALABAMA )  
SHELBY COUNTY )

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

Given under my hand and official seal this 29<sup>th</sup> day of May, 2008.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9.29.2010

