

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

Mark and Carol Prater  
5024 Meadow Brook Road  
Birmingham, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)\* paid by the Grantees herein, the receipt of which is hereby acknowledged, George L. Sudderth, Jr. and Diane D. Sudderth, husband and wife, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto Mark Prater and Carol Prater\*\*, husband and wife, (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 28, according to the Survey of Meadow Brook, Seventh Sector, Unit 1, as recorded in Map Book 8, Page 151, in the Office of the Judge of Probate of Shelby County, Alabama**

\*\$265,828.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

\*\*Carol Prater and Carol Willis Prater are one in the same person

\*\* MARK PRATER, MARK D. PRATER AND MARK DANIEL PRATER ARE ONE AND THE SAME  
Subject to current taxes, all matters of public record, including, but not limited to PERSON\*\*  
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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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 Grantors have hereunto set their hands and seals, this 16<sup>th</sup> day of June, 2008.

George L. Sudderth, Jr.  
George L. Sudderth, Jr.

Diane D. Sudderth  
Diane D. Sudderth

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, George L. Sudderth, Jr. and Diane D. Sudderth, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of June, 2008.

[Signature]  
Notary Public

