

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

Send Tax Notice To: Bryan Robinson
185 Sunrise Circle
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixteen Thousand dollars and Zero cents (\$116,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Fred A Walker and wife, Bettye J Walker (herein referred to as grantors) do grant, bargain, sell and convey unto Bryan Robinson and Teri Robinson (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to taxes for 2008 and subsequent years.

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.

(\$114,500.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

*****Deed performed without benefit of title. Legal description provided by grantor.**

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of June, 2008.

(Seal)


Fred A Walker

(Seal)

(Seal)


Bettye J Walker

(Seal)

(Seal)

(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 A Walker and wife, Bettye J Walker 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June 2008.

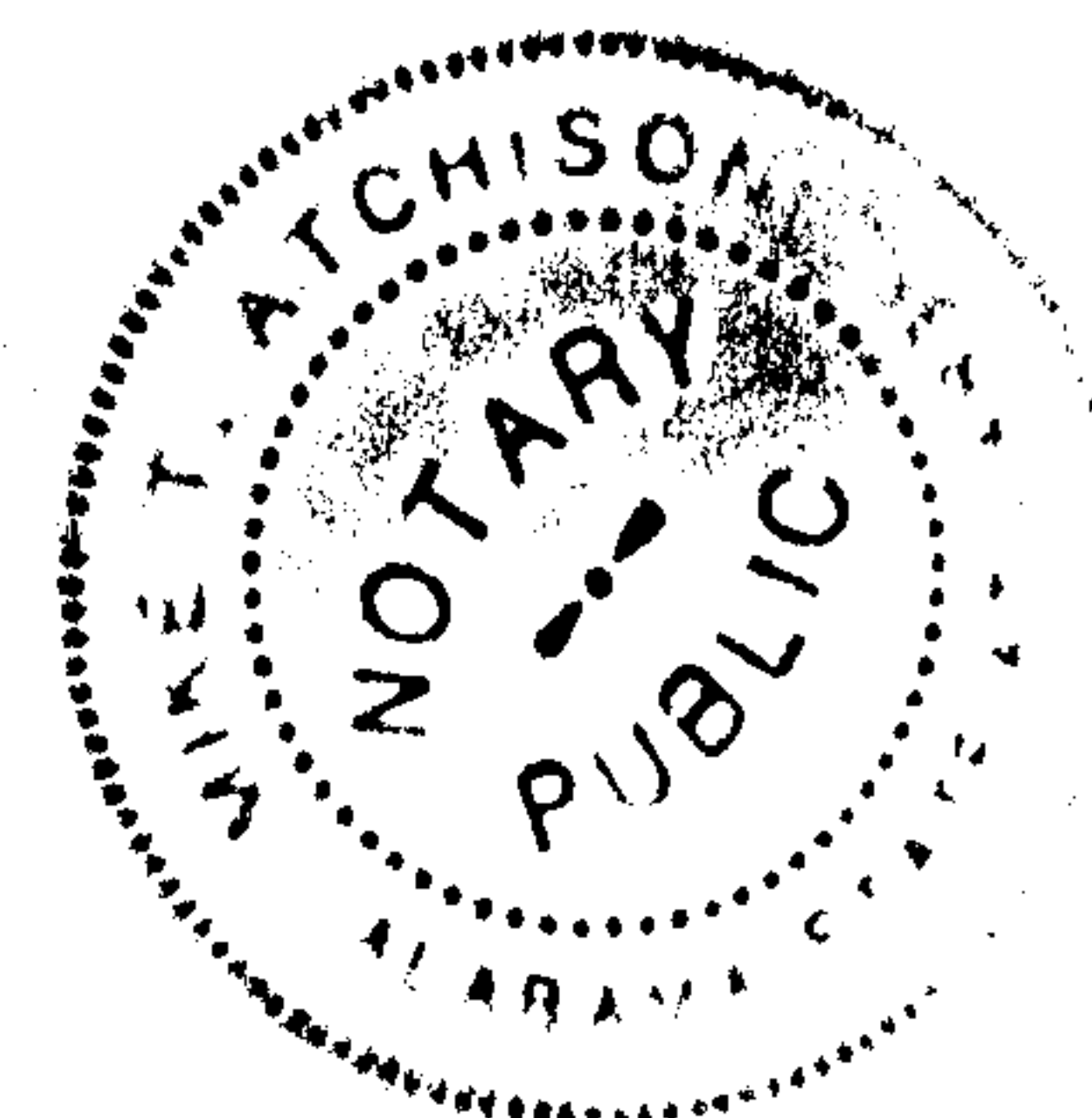

Notary Public

My Commission Expires: 10/16/08


20080701000268110 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
07/01/2008 03:03:24PM FILED/CERT

Shelby County, AL 07/01/2008
State of Alabama

Deed Tax: \$1.50



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A parcel of land in the NE 1/4 of the NW 1/4 of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at the point of intersection of the West line of Sunrise Circle, a dedicated street within Sunrise Cove Subdivision recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama, and the North line of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama, and run South along the West line a distance of 213 feet, more or less, to the North line of the Maggie Otis Dennis property described in Deed Book 352, Page 527, in the Probate Office of Shelby County, Alabama; thence turn right and run Westerly along the North line of said Dennis property to the Northwest corner thereof a distance of 368 feet; thence turn right and run North a distance of 77 feet, more or less, to the North line of said Section 13; thence turn right and run East along the North line of said Section 13, a distance of 417 feet, more or less, to the point of beginning.

Subject to taxes for 2002 and subsequent years easements restrictions and rights of way and permits of record.

20080701000268110 2/2 \$15.50
Shelby Cnty Judge of Probate, AL
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