

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

Send Tax Notice To: Daniel D. Whetstone
Hwy 47
Shelby, AL 35143


WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20080829000346610 1/1 \$25.50
Shelby Cnty Judge of Probate, AL
08/29/2008 09:49:10AM FILED/CERT

That in consideration of Eleven Thousand Five Hundred dollars and Zero cents (\$11,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bobby Sanford, a married man and Diana K. Horton, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Daniel D. Whetstone and Dana Walden (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Surface rights only to: Lots 7, 8, 9 and that part of Lot 10 lying West of Shelby County Highway #47, all in Block 62, according to Saffords map of the Town of Shelby, dated 1890. Situated in Shelby County, Alabama.

GRANTORS HEREIN CONSTITUTE ALL OF THE HEIRS AT LAW AND NEXT OF KIN OF BOBBY SANFORD, DECEASED, WHO DIED ~~IN~~ TESTATE IN 2002. BOBBY SANFORD, GRANTOR HEREIN, AND BOBBY SANFORD, DECEASED WERE FATHER AND SON.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER 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.

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

____ (Seal)

Bobby Sanford (Seal)
Bobby Sanford

____ (Seal)

Diana K. Horton (Seal)
Diana K. Horton

____ (Seal)

____ (Seal)

Shelby County, AL 08/29/2008
State of Alabama

Deed Tax: \$11.50

____ (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 Bobby Sanford and Diana K. Horton, 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 2008.

My commission expires: 10/16/2008

Michael T. Atchison
Notary Public

