

This instrument was prepared by:
Vonda Felton, Attorney
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Marcus T. & Suni B. Green
2074 20th Street
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Five Thousand Five Hundred and no/00 Dollars (\$105,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **J. D. Stinson, as Personal Representative of the Estate of Samantha Danielle Howell, Case #PR2008-0000151, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Marcus T. Green and wife, Suni B. Green, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5 of FARRIS SUBDIVISION, Calera, Alabama, according to the map or plat of Farris Survey and Subdivision of Calera, Alabama, recorded in Map Book 3, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to 2009 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of January, 2009.

J. D. Stinson - Personal Representative
J. D. Stinson, as Personal Representative of the
Estate of Samantha Danielle Howell, Probate
Case #2008-0000151

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. D. Stinson, whose name as Personal Representative of the Estate of Samantha Danielle Howell, 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 executed the same voluntarily on the day the same bears date in his capacity as Personal Representative.

Given under my hand and official seal this 6th day of January, 2009.

Vonda Felton
Notary Public

My Commission Expires: 01/02/11