

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

Send Tax Notice To: Jennifer Moore
101 Overhill Road
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Fifty Thousand dollars and Zero cents (\$250,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Martha M. Culley, A Single Woman (herein referred to as grantors) do grant, bargain, sell and convey unto Jennifer Moore and Stacey Burkes and Life Estate to Kristen Taylor Burkes-Moore (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3, according to the survey of Goodwin's Subdivision, as recorded in Map Book 19, Page 74, in the Probate Office of Shelby County, Alabama.

Don H. Culley died the 27th day of April, 2006

Subject to taxes for 2009 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, we have hereunto set our hands and seals, this 24th day of January, 2009.

_____ (Seal)	<u>Martha M. Culley</u> (Seal) Martha M. Culley
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha M. Culley 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 29th day of January, 2009.

Judy S. Tice
Notary Public
MY COMMISSION EXPIRES MARCH 9, 2009

2009020600039930 1/1 \$262.00
Shelby Cnty Judge of Probate, AL
02/06/2009 10:33:27AM FILED/CERT

Shelby County, AL 02/06/2009
State of Alabama
Deed Tax: \$250.00