

This instrument was prepared by:
David A. Bedgood
140 Bowling Lane
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Robert T. McGuyer and Monica M. Golson
4009 Stonehaven Circle
Birmingham, Alabama 35244

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED SIXTY TWO THOUSAND AND NO/100'S (\$262,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **WILLIAM S. BOWLING, A MARRIED MAN AND CAROLYN M. BOWLING, AN UNMARRIED WOMAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **ROBERT T. MCGUYER AND MONICA M. GOLSON** (herein referred to as GRANTEEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama to-wit:

LOT 40, ACCORDING TO THE SURVEY OF VALLEY BROOK, 4TH PHASE, AS RECORDED IN MAP BOOK 14, PAGE 84, IN THE PROBATE OFFICE OS SHELBY COUNTY, ALABAMA.

**** THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THAT OF HIS SPOUSE.**

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

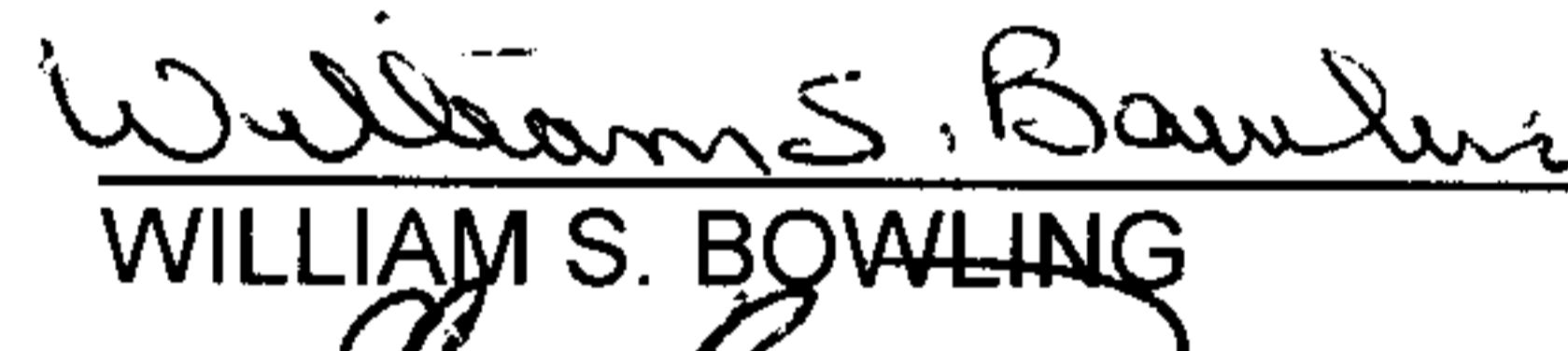
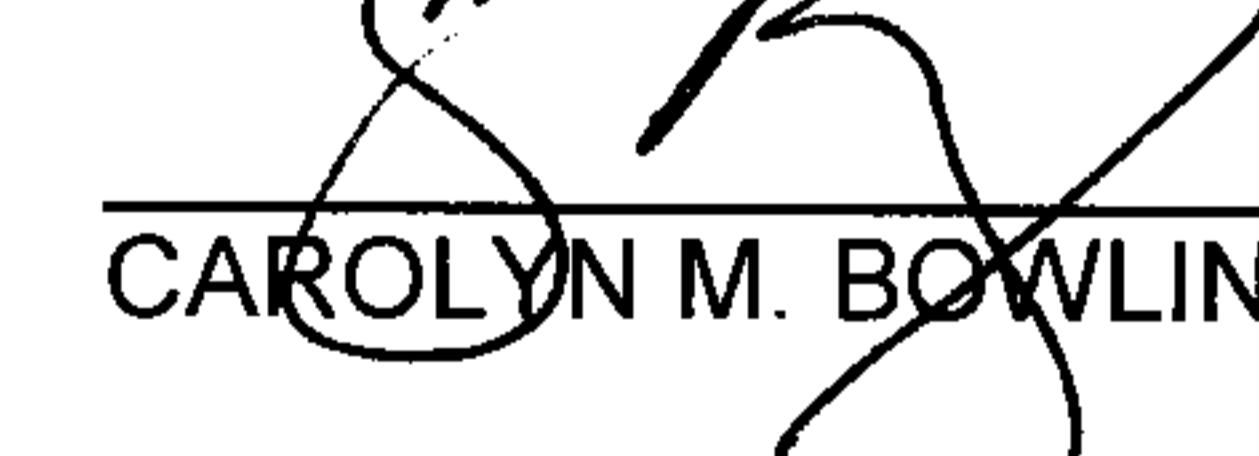
\$227,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantor's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEEES 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 said GRANTEEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, **WILLIAM S. BOWLING AND CAROLYN M. BOWLING**, have hereunto set my (our) hand(s) and seal(s) this 14th day of **FEBRUARY, 2009**

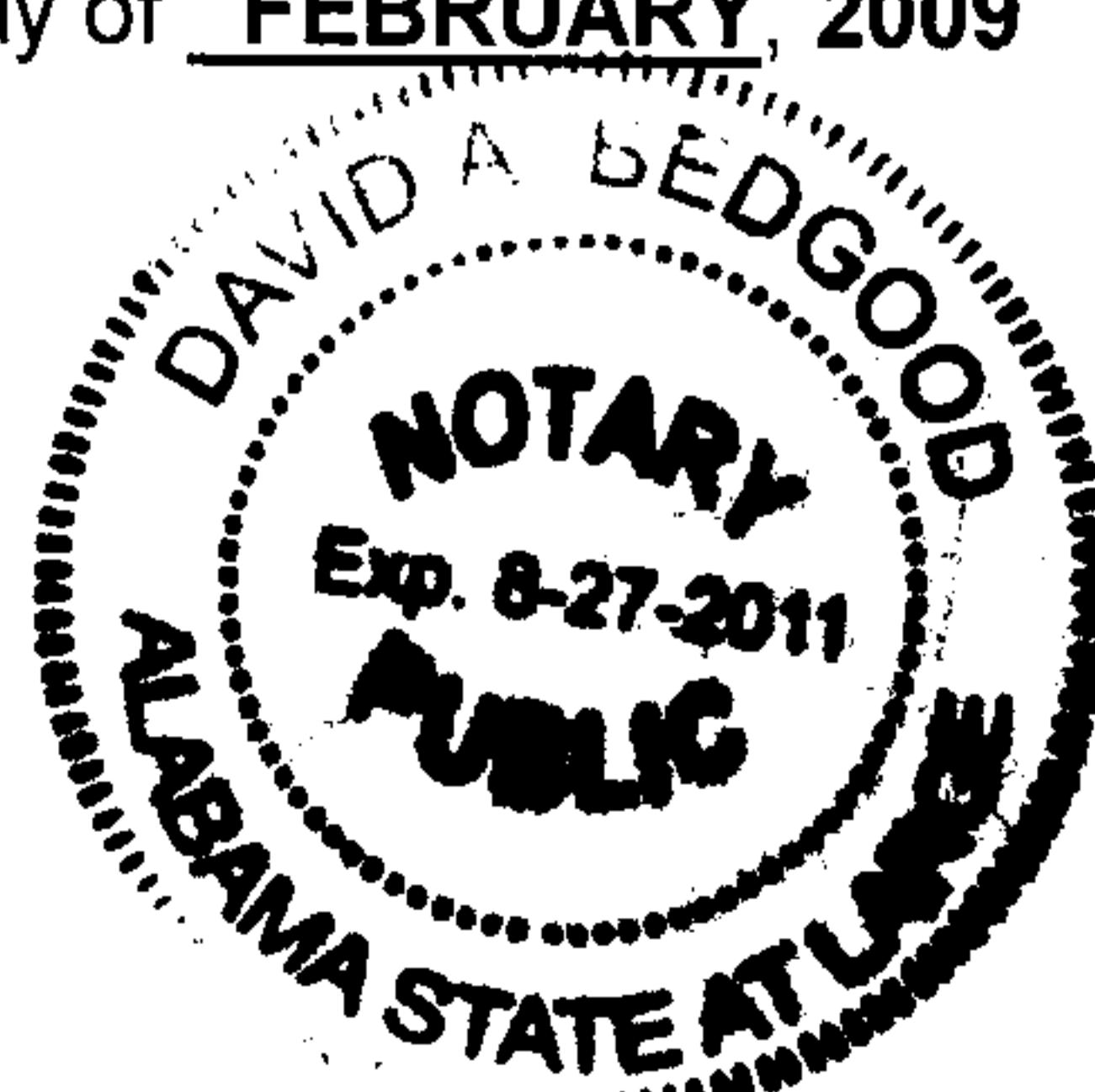

WILLIAM S. BOWLING (SEAL)

CAROLYN M. BOWLING (SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM S. BOWLING AND CAROLYN M. BOWLING** 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 14th day of **FEBRUARY, 2009**

Notary Public
My commission expires _____



20090218000056430 1/1 \$46.00
Shelby Cnty Judge of Probate, AL
02/18/2009 10:06:39AM FILED/CERT

Shelby County, AL 02/18/2009
State of Alabama

Deed Tax: \$35.00