

SEND TAX NOTICE TO:

(Name) Charles V. Sams, Jr.

(Address) \_\_\_\_\_



20090401000118860 1/1 \$351.00  
Shelby Cnty Judge of Probate, AL  
04/01/2009 12:25:12PM FILED/CERT

This instrument was prepared by

(Name) Duell Law Firm, LLC

4320 Eagle Point Parkway  
(Address) Birmingham, Al. 35242

Form 1-1-5 Rev. 2/00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three hundred forty thousand and no/100 (\$340,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Brian D. Parker and his wife Jennifer L. Parker

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles V. Sams, Jr. and Gwynne G. Sams

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the folling described real estate situated in

Shelby

County, Alabama, to-wit:

Lot 9-12, Block 9, according to the Map and Survey of Mt. Laurel Phase 1-A, as  
recorded in Map Book 27, Page 72 A&B in the Office of the Judge of Probate of Shelby  
County, Alabama.

Subject to all easements, restrictions and rights of way of record.

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 administrtors 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 hand(s) and seal(s), this 26  
day of March, 2009.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

B D P (Seal)  
BRIAN D. PARKER (Seal)  
JENNIFER L. PARKER (Seal)

STATE OF ALABAMA

Shelby

COUNTY

Shelby County, AL 04/01/2009  
State of Alabama

Deed Tax: \$340.00

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Brian D. Parker and his wife Jennifer L. Parker  
whose name s 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 have executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 26 day of March, A. D., 2009

Comm Exp: 6/21/12

[Signature]