

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

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

1 PERIMETER PARK S, SUITE 325N
BIRMINGHAM, ALABAMA 35242

(Address)

Send tax notice to:
ERIN WEBB
WILLIAM D. WEBB

(Name)

126 WEEPING CIRCLE
WILSONVILLE, AL 35186

(Address)

STATE OF ALABAMA
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of ONE HUNDRED AND SIXTY TWO THOUSAND AND FOUR HUNDRED dollars (\$162,400.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), STEPHEN R. BOWEN, A MARRIED MAN (herein referred to as Grantor) do, grant, bargain, sell and convey unto ERIN WEBB AN UNMARRIED PERSON and WILLIAM D. WEBB, A MARRIED PERSON (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 21, ACCORDING TO THE SURVEY OF WILLOW OAKS, AS RECORDED IN MAP BOOK 38, PAGE 137 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 159,458.00 IS FILED HERewith.

NEITHER THE GRANTOR OR GRANTEE'S SPOUSES ARE HOMESTEAD ON THIS PROPERTY OR EVER WILL BE.

TO HAVE AND TO HOLD, to 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


20090501000162420 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
05/01/2009 03:51:29 PM FILED/CERT

Shelby County, AL 05/01/2009
State of Alabama
Deed Tax : \$3.00

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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 we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, 03/31/09.

X Stephen R. Bowen (Seal)
STEPHEN R. BOWEN

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that STEPHEN R. BOWEN, 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 03/31/09.

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011

William Patrick Cockrell
Notary Public



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