20090504000165440 1/1 \$19.50 Shelby Cnty Judge of Probate, AL 05/04/2009 04:11:30 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to: Scott T. Cherones Linda K. Cherones 312 Sunset Ridge Bessemer, AL 35022

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven thousand five hundred and 00/100 (\$7,500.00) Dollars (this is the consideration for this sale attributable to our 3/5 share of this property, as the total consideration to be paid in three deeds necessary for this transfer equals the total consideration for this sale which is \$12,500.00), we, Dana Rae Thornton, a married person, Ernest R. Lovoy, a single person, and Frank Anthony Lovoy, III, a single person (herein referred to as grantors) do grant, bargain, sell and convey unto Scott T. Cherones and Linda K. Cherones, as joint tenants with right of survivorship (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1, according to the Frank A. Lovoy, Jr. Boundary Survey, as recorded in Map Book 22, Page 18, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This property is not the homestead of Dana Rae Thornton, a married woman, nor of her spouse.

The Single Family Trust set out in the Estate of Frank Anthony Lovoy, Jr., Shelby County Probate Case No. 34-214 is now fully terminated.

Subject to all rights of way, easements, covenants and restrictions of record. Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this May 1, 2009

Ernest R. Lovoy/

_____(SEAL)

Dana Rae Thornton

Frank Anthony Lovey, III

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dana Rae Thornton, a married person, Ernest R. Lovoy, a single person, and Frank Anthony Lovoy, III, a single person, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on May 1, 2009.

My commission expires: 4/4/2012

Shelby County, AL 05/04/2009

State of Alabama Deed Tax : \$7.50