

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
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#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:
Jason Miles
Stephanie Miles
2816 Saint Patrick Place N
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Nine Thousand Nine Hundred and no/100 Dollars (\$129,900.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged **Dru Cunningham**, an unmarried woman, and **Dillmon R. Cunningham**, a married man, (herein referred to as Grantors) do grant, bargain, sell and convey unto

Jason Miles and Stephanie Miles,
(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 43, according to the Survey of Braelinn Village Phase II, as recorded in Map Book 13 Page 125, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of Dillmon R. Cunningham, nor the homestead of his wife.

\$ 119,122.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

\$5,000.00 of the purchase price was paid from the proceeds of a purchase money 2nd mortgage.
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, We have hereunto set our hands and seal, this 29 day of April, 2009.


Dru Cunningham


Dillmon R. Cunningham

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Dru Cunningham**, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29 day of April, 2009.


Notary Public

My Commission Expires: 7/6/09

STATE OF KENTUCKY)
COUNTY OF TRIGG)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Dillmon R. Cunningham**, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of April, 2009.


Notary Public

My Commission Expires: Oct 9, 2010