

This instrument prepared by:

LAW OFFICE OF JOHN R. FRANKS, JR., LLC
ATTORNEY AT LAW

JOHN R. FRANKS, JR.

5291 MAGNOLIA SOUTH DRIVE
TRUSSVILLE, ALABAMA 35173

TELEPHONE (205) 529-1928

Value: \$115,000

SEND TAX NOTICE TO:
RICHARD D. RAWLINSON
VALERIE L. RAWLINSON
445 SAVANNAH COVE
CALERA, AL 35040

STATE OF ALABAMA

SHELBY COUNTY

§
§
§

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$10 and other good and valuable consideration, VALERIE L. RAWLINSON F/K/A VALERIE L. ALLEN, and husband, RICHARD D. RAWLINSON and A. WAYNE LACY, a married man ("Grantors"), grant, bargain, sell, and convey to VALERIE L. RAWLINSON and RICHARD D. RAWLINSON ("Grantees"), as joint tenants with right of survivorship, Grantors' entire interest in the following described real estate located in SHELBY County, Alabama (the "Real Property"):

Lot 525, according to the Survey of Savannah Pointe Sector V Phase II, as recorded in Map Book 30, Page 42, in the Probate Office of Shelby County, Alabama.

This conveyance is made to Grantees absolutely and in fee simple, but subject to all restrictive covenants, rights-of-way, easements and reservations of record that apply to the Real Property

Grantees take title to the Real Property as joint tenants with right of survivorship. At the death of either Grantee, the survivor shall immediately own the entire title to the Real Property in fee simple, together with every contingent remainder and right of reversion.

Grantors warrant and represent to Grantees that (i) Grantors are lawfully seized of the Real Property in fee simple; (ii) the Real Property is free from all encumbrances unless otherwise noted herein; (iii) Grantors are entitled to the immediate possession of the Real Property; (iv) the Real Property does not constitute the homestead of A. Wayne Lacy or his spouse, if married; (v) Valerie L. Rawlinson was formerly known as Valerie L. Allen; and (vi) Grantors have the right to sell and convey the Real Property to Grantees.

Grantors will defend Grantees' legal title to the Real Property conveyed by this instrument against all lawful and proven claims of superior title to, or encumbrance on, the Real Property.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantors or Grantees in this instrument.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 27th day of April 2009.

Valerie L. Rawlinson
VALERIE L. RAWLINSON, Grantor

Richard D. Rawlinson
RICHARD D. RAWLINSON, Grantor

A. Wayne Lacy
A. WAYNE LACY, Grantor

STATE OF ALABAMA §
Autauga COUNTY §

I, the undersigned notary public in and for said county in and for said state, hereby certify that VALERIE L. RAWLINSON and RICHARD D. RAWLINSON, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 27th day of April 2009.

Shelby County, AL 05/12/2009

State of Alabama
Deed Tax : \$115.00

Patricia C. McCallion
Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 19, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA §
Montgomery COUNTY §

I, the undersigned notary public in and for said county in and for said state, hereby certify that A. WAYNE LACY, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 25 day of April 2009.

David COMB
Notary Public
My Commission Expires: 6/11/2011



20090512000177440 2/2 \$131.00
Shelby Cnty Judge of Probate, AL
05/12/2009 08:26:48 AM FILED/CERT