

This instrument was prepared by:  
L. Brooks Burdette  
The Burdette Law Firm P.C.  
113 Glenn Ave.  
Trussville, AL 35173

12-11-09  
42-20  
-119-  
Send Tax Notice To: Michael Kyle Murphy  
467 Forest Lake Drive  
Sterrett, AL 35147

922509

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

(\$169,000.00)

That in consideration of ~~One Hundred Sixty Nine Thousand~~ ~~XXXXXX~~ ~~Dollars and Zero cents~~ ~~(\$169,000.00)~~ to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Justin H. Crain and wife, Jennifer M. Crain** (herein referred to as grantors) do grant, bargain, sell and convey unto **Michael Kyle Murphy and wife, Katherine R. Murphy** (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 196, according to the survey of Forest Lakes Subdivision, 3<sup>rd</sup> Sector, 2<sup>nd</sup> Phase, as recorded in the Map Book 32 at Page 26 A&B, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record  
\$135,200.00 of the consideration herein was derived from a purchase money mortgage closed simultaneously herewith.

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 administrators 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 hands and seals, this 8th day of June, 2009.

\_\_\_\_ (Seal) Justin H. Crain (Seal)

\_\_\_\_ (Seal) Jennifer M. Crain (Seal)

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

Shelby County, AL 07/08/2009

State of Alabama  
Deed Tax : \$34.00

\_\_\_\_ (Seal)

STATE OF ALABAMA

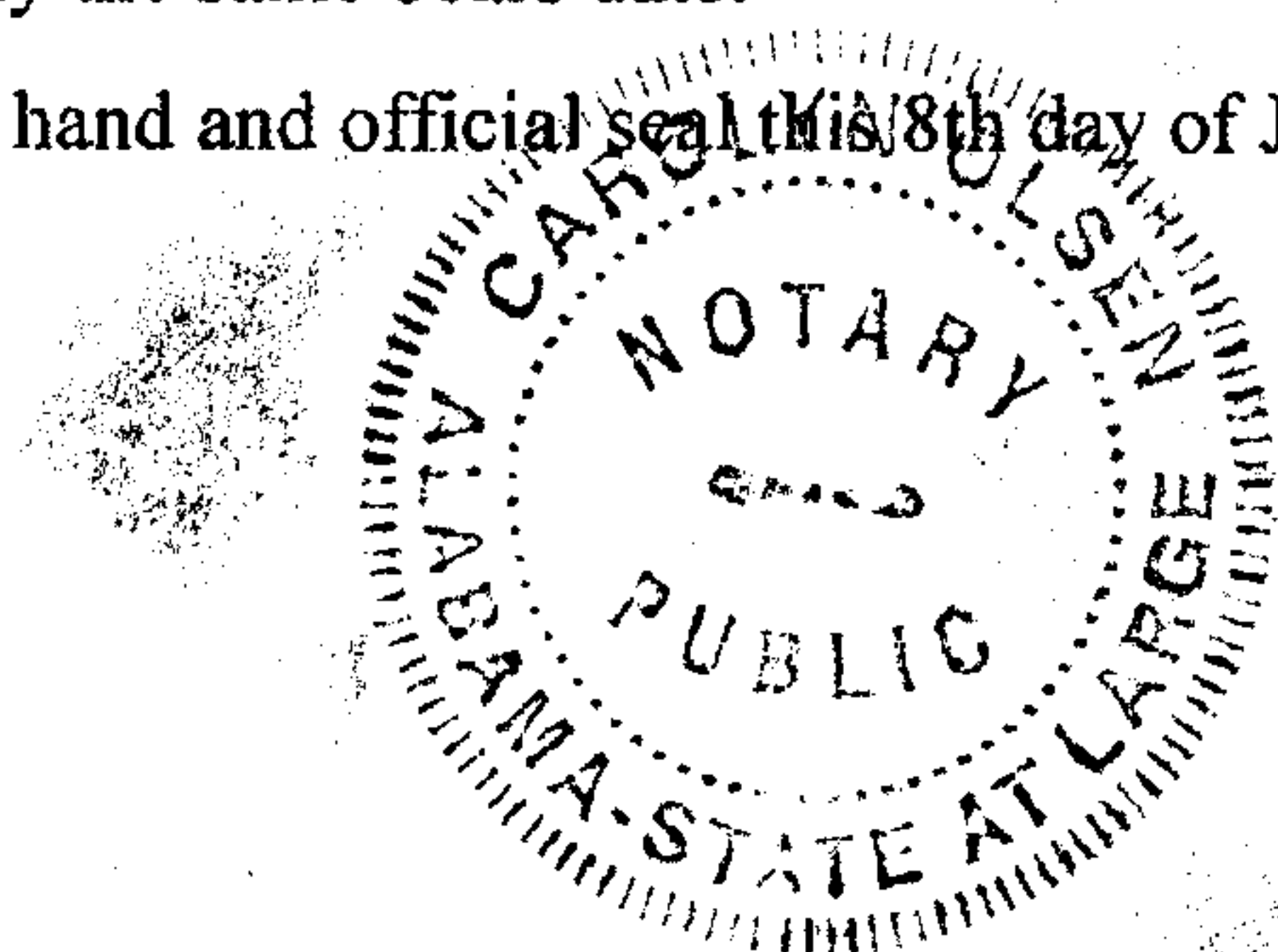
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General Acknowledgment

MOBILE COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Justin H. Crain and wife, Jennifer M. Crain** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June, 2009.



Carolyn Olsen  
Notary Public

My Commission Expires 11-13-10

20090708000261710 1/1 \$45.00  
Shelby Cnty Judge of Probate, AL  
07/08/2009 09:51:19 AM FILED/CERT