

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Clara Pitts
Joyce Lutz
725 Claiborne Street
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20091026000401680 1/1 \$177.00
Shelby Cnty Judge of Probate, AL
10/26/2009 02:43:30 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Sixty Five Thousand dollars and Zero cents (\$165,000.00) paid by the grantees herein, the receipt of which is hereby acknowledged, I/we, Latonia Grant Banks, formerly known as Latonia H. Grant, and husband, Jeffrie Dewayne Banks (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Clara Pitts and Joyce Lutz as joint tenants with rights of survivorship (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 85, according to the Survey of St Charles Place, Phase 2, Sector 6, as recorded in Map Book 21, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 25th day of September, 2009.

Latonia Grant Banks
Latonia Grant Banks

Jeffrie Dewayne Banks
Jeffrie Dewayne Banks

STATE OF ALABAMA
CALHOUN COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Latonia Grant Banks and Jeffrie Dewayne Banks whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 25th day of September, 2009.

Sharon L. Heath
Notary Public
Commission Expires: 9-1-2012

FILE NO: 292306

Shelby County, AL 10/26/2009

State of Alabama
Deed Tax : \$165.00