

910011
PREPARED BY: Shannon E. Price, P.C. P.O. Box 19144 Birmingham, AL 35219

SEND TAX NOTICE TO: Emmanuel V. Wolf and Katrina Wolf, 132 Magnolia Ridge Circle, Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

Valued 78,400
KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and no/100 (\$10.00) Dollars to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **WILLIAM D. TUCKER, III, a married man** and **STEVEN M. TUCKER, an unmarried man** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **WILLIAM D. TUCKER, III, STEVEN M. TUCKER, EMMANUEL V. WOLF and KATRINA WOLF** (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 430 ACCORDING TO THE SURVEY OF WINDSTONE IV AS RECORDED IN MAP BOOK 27, PAGE 55, SHELBY COUNTY, ALABAMA RECORDS.

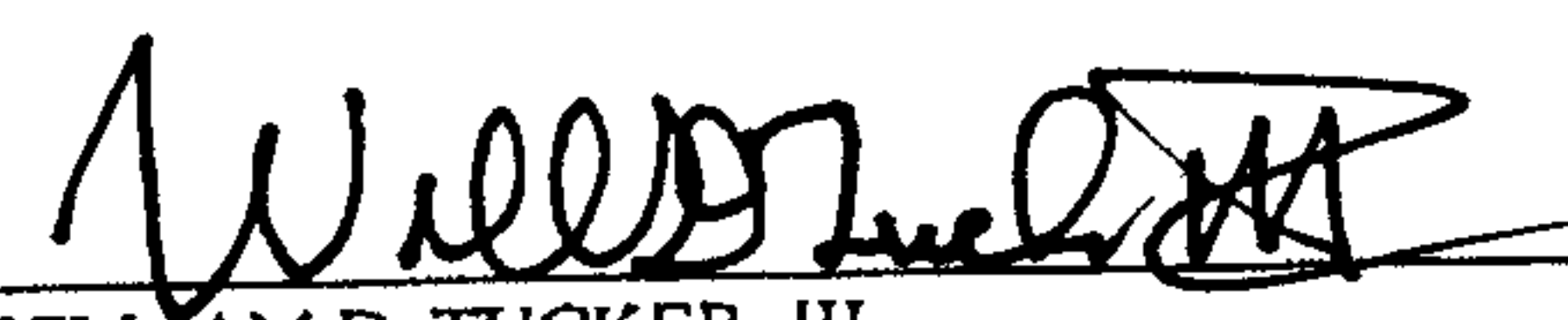
THE SUBJECT PROPERTY DOES NOT REPRESENT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES, IF ANY.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to municipal improvement assessments, fire district dues and homeowner's association fees against subject property, if any.
- (5) Subject to building lines, rights of way, easements, restrictions, reservations, and conditions, if any, as recorded in Map Book 27, Page 55.
- (6) Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument 2001-54658 in the Probate Office of Shelby County, Alabama.
- (7) Subject to that certain mortgage executed by William D. Tucker, III, a married person, and Steven M. Tucker, unmarried, to Compass Bank, dated September 13, 2007 and recorded September 26, 2007 in Instrument 20070926000451190 and corrected in Instrument 20080730000306200 of the public records of Shelby County, Alabama, given to secure the original principal sum of \$175,000.00

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 said GRANTEES, their heirs and assigns, that I(we) am(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.

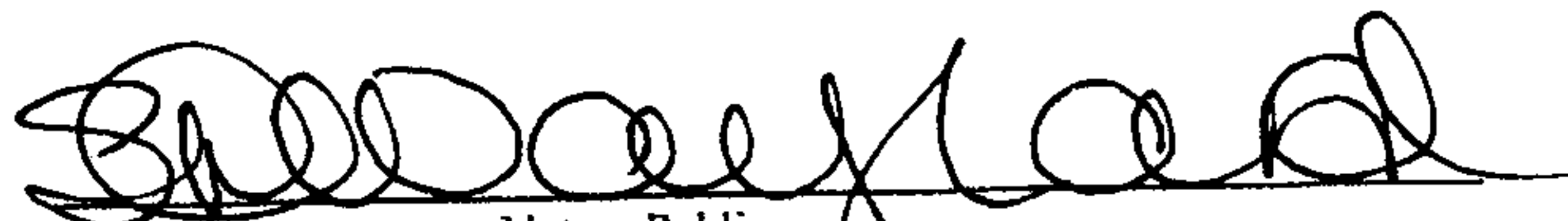
IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on the 9th day of October, 2009.


WILLIAM D. TUCKER, III


STEVEN M. TUCKER

STATE OF VIRGINIA
COUNTY OF ALBEMARLE

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that William D. Tucker, III, 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date. Given under my hand and official seal on the 9th day of October, 2009.

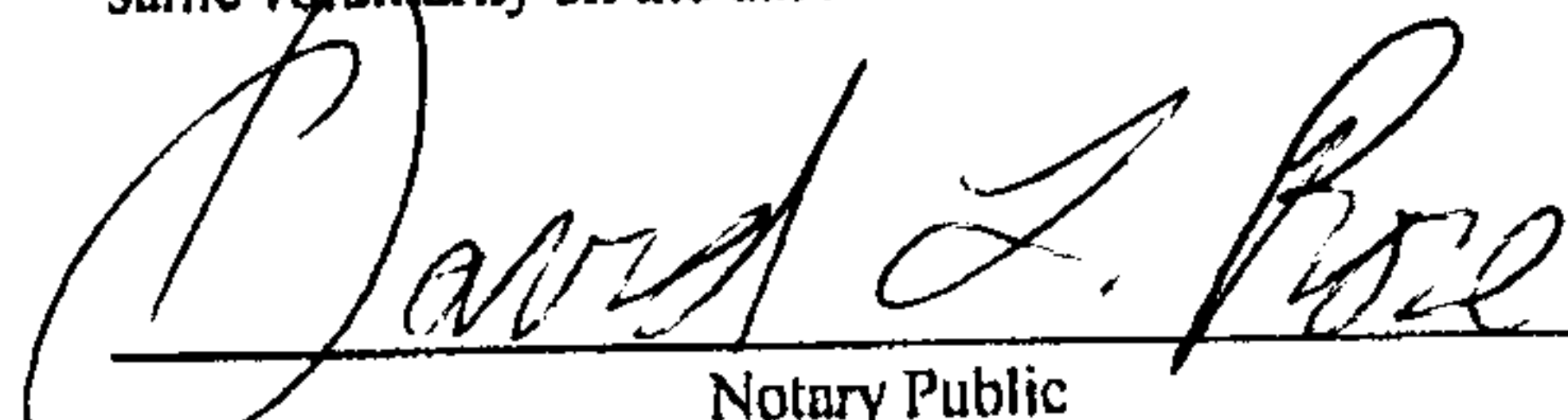

Notary Public

My commission expires: 10/31/2010

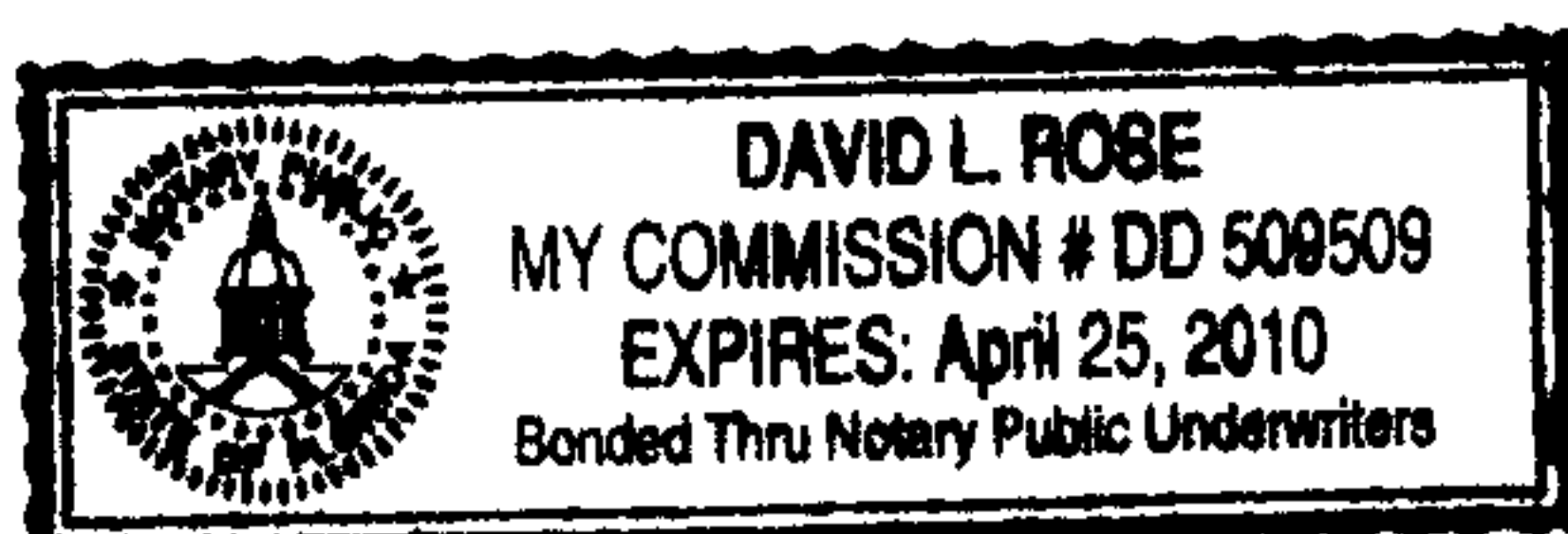
SARAH D. WAYLAND
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2010
Registration No. 7034579

STATE OF FLORIDA
COUNTY OF BROWARD

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Steven M. Tucker, 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date. Given under my hand and official seal on the 12 day of October, 2009.


Notary Public

My commission expires: 4/25/10




20091030000406540 1/1 \$91.50
Shelby Cnty Judge of Probate, AL
10/30/2009 10:35:41 AM FILED/CERT

Shelby County, AL 10/30/2009
State of Alabama
Deed Tax : \$78.50