

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Samuel E. Bristow
P.O. Box 189
Shelby AL 35743

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby County, AL 11/12/2009

} KNOW ALL MEN BY THESE PRESENTS,

State of Alabama
Deed Tax : \$40.00

COUNTY

That in consideration of Forty Thousand dollars and Zero cents (\$40,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Debra Pool Pearson, a single woman and Mary Ruth Dorminey, a single woman and Margaret Sue Headley, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Samuel E. Bristow and Shannon Bristow (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in County, Alabama to-wit:

The SE ¼ of the NE ¼ of SW ¼ of Section 14, Township 22 South, Range 1 West, EXCEPT that part sold to Isabella George as described in Deed Book 10, Page 329 and EXCEPT that part sold to Payton Taylor as described in Deed Book 11, Page 409 in Probate Office of Shelby County, Alabama and EXCEPT Inst. No. 2003-37023 and EXCEPT Northwest of Egg & Better Road.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan 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 6th day of November, 2009.

_____	(Seal)	<u>Debra Pool Pearson</u>	(Seal)
_____	(Seal)	<u>Mary Ruth Dorminey</u>	(Seal)
_____	(Seal)	<u>Margaret Sue Headley</u>	(Seal)
_____			(Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra Pool Pearson and Mary Ruth Dorminey and Margaret Sue Headley whose names 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 6th day of November, 2009.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public

