

Send tax notice to: Kimber K. Skinner, 134 Hickory Point Dr., Helena, Al. 35080

This instrument was prepared by: Maxwell D. Carter, 1023 Edenton St., Birmingham.
Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred thirty-eight thousand and no/100 (\$138,000.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Ruby McMonigal, an unmarried woman, Von E. McMonigal, a married man, Elaine M. Sabo, an unmarried woman and Thomas R. McMonigal, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kimber K. Skinner and Brandon Ray Skinner and David P. Willis
(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 8, according to the Survey of Hickory Point, as recorded in Map Book 23, page 43 in the Probate Office of Shelby County, Alabama.

.Subject to: All easements, restrictions and rights of way of record.

\$128,205.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Von E. McMonigal is a married man, however, the property described herein is not the homestead of Grantor or his spouse.

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 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(s) and seal(s) this 29th day of December, 2009.

Ruby McMonigal by Elaine M. Sabo as her Attorney in Fact (Seal)
RUBY MCMONIGAL BY Elaine M. Sabo as her Attorney in Fact

Von E. McMonigal by Elaine M. Sabo as his Attorney in Fact (Seal)
VON E. MCMONIGAL BY Elaine M. Sabo as his Attorney in Fact

Thomas R. McMonigal by Elaine M. Sabo as his Attorney in Fact (Seal)
THOMAS R. MCMONIGAL BY Elaine M. Sabo as his Attorney In Fact

Elaine M. Sabo (Seal)
ELAINE M. SABO


20100105000003690 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
01/05/2010 02:42:03 PM FILED/CERT

Shelby County, AL 01/05/2010
State of Alabama
Deed Tax : \$10.00

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Elaine M. Sabo, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of December, 2009.



NOTARY PUBLIC

My commission expires:

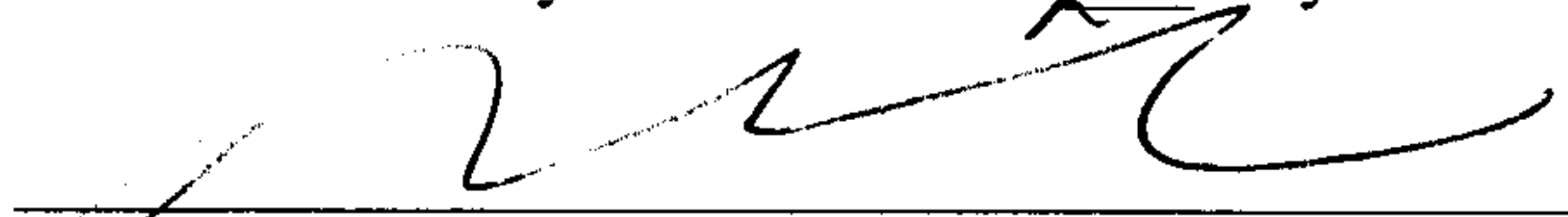
Maxwell D Carter
Notary Public
My Commission Expires 7-12-2010



State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Elaine M. Sabo under Special Durable Powers of Attorney for Ruby McMonigal, an unmarried woman, Von E. McMonigal, a married man and Thomas R. McMonigal, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact under Special Durable Powers of Attorney for Ruby McMonigal, Von E. McMonigal and Thomas R. McMonigal has executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of December, 2009.



NOTARY PUBLIC

My commission expires:

Maxwell D Carter
Notary Public
My Commission Expires 7-12-2010



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