

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

Send Tax Notice To: Ernest S. Buchina Jr.  
1467 LANTANA DR.  
HOOVER, AL 35226

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



20100106000005580 1/1 \$296.00  
Shelby Cnty Judge of Probate, AL  
01/06/2010 02:21:41 PM FILED/CERT

That in consideration of Two Hundred Eighty Five Thousand dollars and Zero cents (\$285,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Viola S. Carroll, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Ernest S. Buchina Jr. and Lajuana H. Buchina (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

The Northwest Quarter (NW ¼ ) of Southwest Quarter (SW ¼ ) of Section 7, Township 21, Range 1 East.

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

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this 4th day of January, 2010.

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

Viola S. Carroll  
Viola S. Carroll (Seal)

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

By: C. Arland Carroll, Attorney in Fact  
C. Arland Carroll, Attorney in Fact (Seal)

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

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

STATE OF ALABAMA

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General Acknowledgment

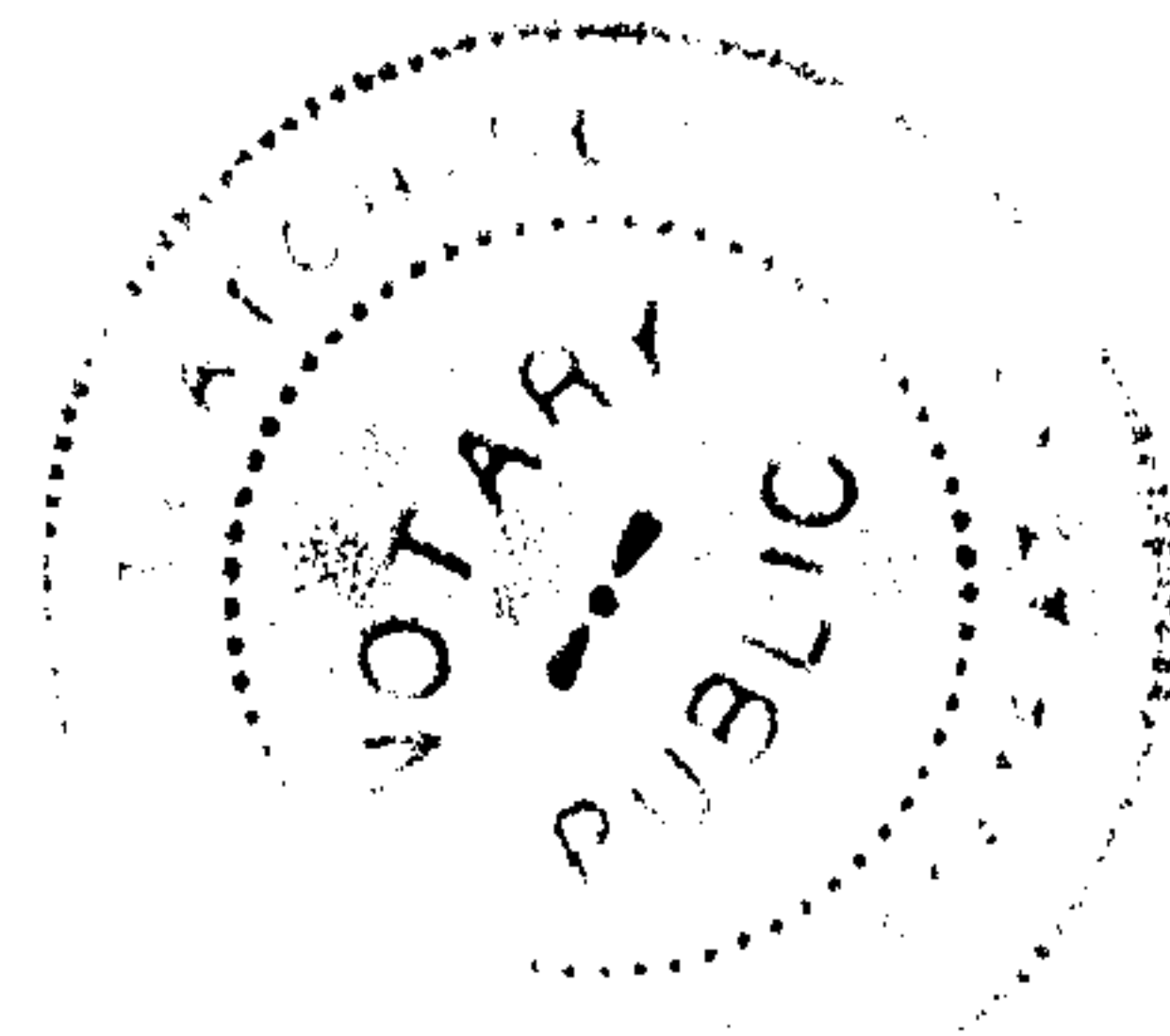
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Viola S. Carroll, By: C. Arland Carroll, Attorney in Fact 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of January 2010.

My Commission Expires: 10-16-12

[Signature]  
Notary Public



Shelby County, AL 01/06/2010  
State of Alabama  
Deed Tax : \$285.00