

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Wesley Taylor Anderson
157 Chestnut Lane
Helena, AL 35080

WARRANTY DEED

Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$279,900.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

Ronnie T. West, Sr. and Stephanie C. West, Husband and Wife

(herein referred to as GRANTORS, whether one or more) do, grant, bargain, sell and convey unto

Wesley Taylor Anderson and Lori Ann Anderson

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **Shelby** County, Alabama, to-wit:

Lot 27, according to the Survey of Chestnut Glen - Phase Two, as recorded in Map Book 13, Page 17, in the Probate Office of Shelby County, Alabama.


Mineral and mining rights excepted. Subject to current taxes, conditions, covenants, easements and restrictions of record.

\$84,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

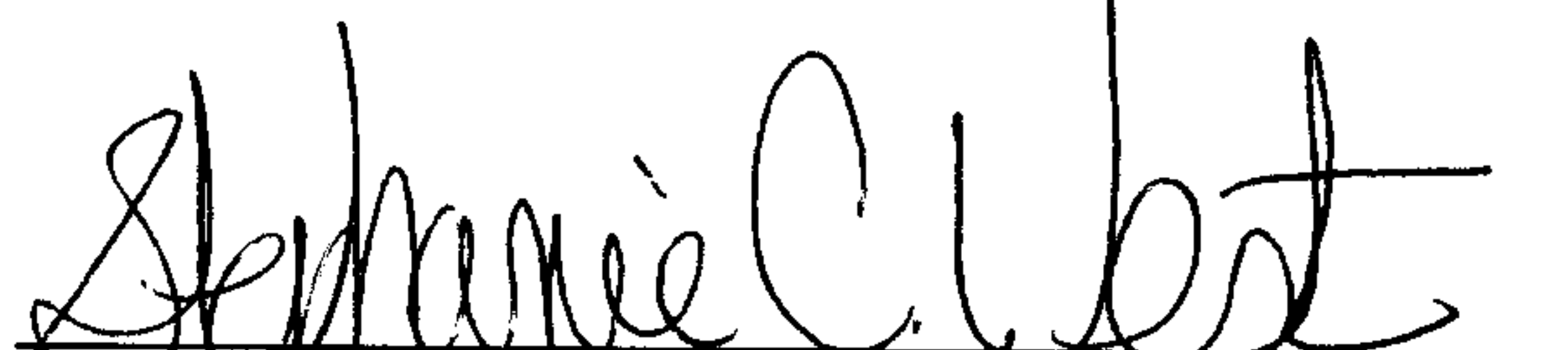
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, his/her/their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantees 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this the 26th day of February, 2010.



Ronnie T. West, Sr.



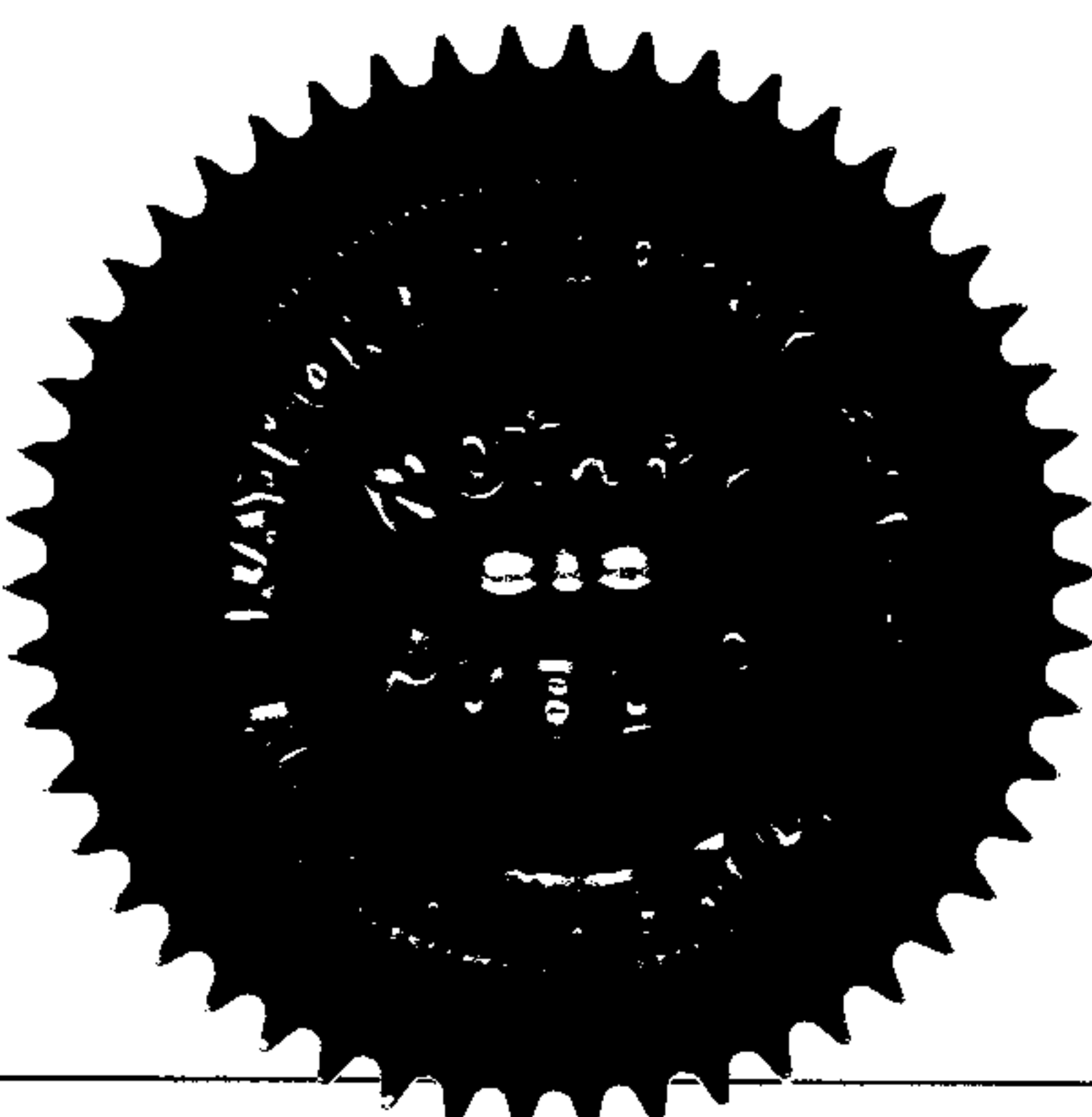
Stephanie C. West

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie T. West, Sr. And Stephanie C. West 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 26th day of February, 2010.





R. TIMOTHY ESTES - Notary Public

My Commission Expires: July 11, 2011



20100305000065410 1/1 \$207.00
Shelby Cnty Judge of Probate, AL
03/05/2010 02:51:16 PM FILED/CERT
Shelby County, AL 03/05/2010

State of Alabama

Deed Tax : \$196.00