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Shelby Cnty Judge of Probate, AL  
04/02/2010 10:08:21 AM FILED/CERT

### WARRANTY DEED

**This Instrument Was Prepared By:**

Luke A. Henderson Esquire  
Bynum & Henderson, Attorneys  
#17 Office Park Circle  
Birmingham, Alabama 35223

**SEND TAX NOTICE TO:**

Warren Christopher  
Hollie Weaver  
200 Summer Brook Lane  
Alabaster, AL 35007

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Seventy Two Thousand and No/100 Dollars (\$172,000.00 ), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Kevin Lavern Lee**, an unmarried man, (herein referred to as Grantor) do grant, bargain, sell and convey unto **Warren Christopher and Hollie Weaver** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to the Survey of Summer Brook, Sector Two, as recorded in Map Book 18, Page 75, in the Probate Office of Shelby County, Alabama.

\$152,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, 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 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 assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30<sup>th</sup> day of March 2010.

  
\_\_\_\_\_  
Kevin Lavern Lee

STATE OF ALABAMA            )

COUNTY OF JEFFERSON         )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kevin Lavern Lee**, an unmarried man, 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 the 30<sup>th</sup> day of March 2010.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7-26-12