



20100527000168750 1/3 \$18.00
 Shelby Cnty Judge of Probate, AL
 05/27/2010 01:31:14 PM FILED/CERT

SEND TAX NOTICE TO:
 Javarus B. Walker
 LaShunda S. Walker
 437 Summerchase Drive
 Calera, AL 35040

This Instrument Prepared By:
 Harold H. Goings
 Spain & Gillon
 2117 Second Avenue North
 Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty Thousand and 00/100 dollars (\$130,000.00) , and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Jennings Properties & Investments, LLC**, conveys unto **Javarus B. Walker and LaShunda S. Walker**, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 40, according to the Survey of Summerchase, Phase 3, as recorded in Map Book 25, Page 65, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2010 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.
3. All rights of redemption in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Instrument 20100119000015700, under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire 1/5/2011, one (1) year from the date of foreclosure.

\$ 130,000.00 of the consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 the undersigned does for itself and for its successors, and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the undersigned has hereunto set its hand and seal this the

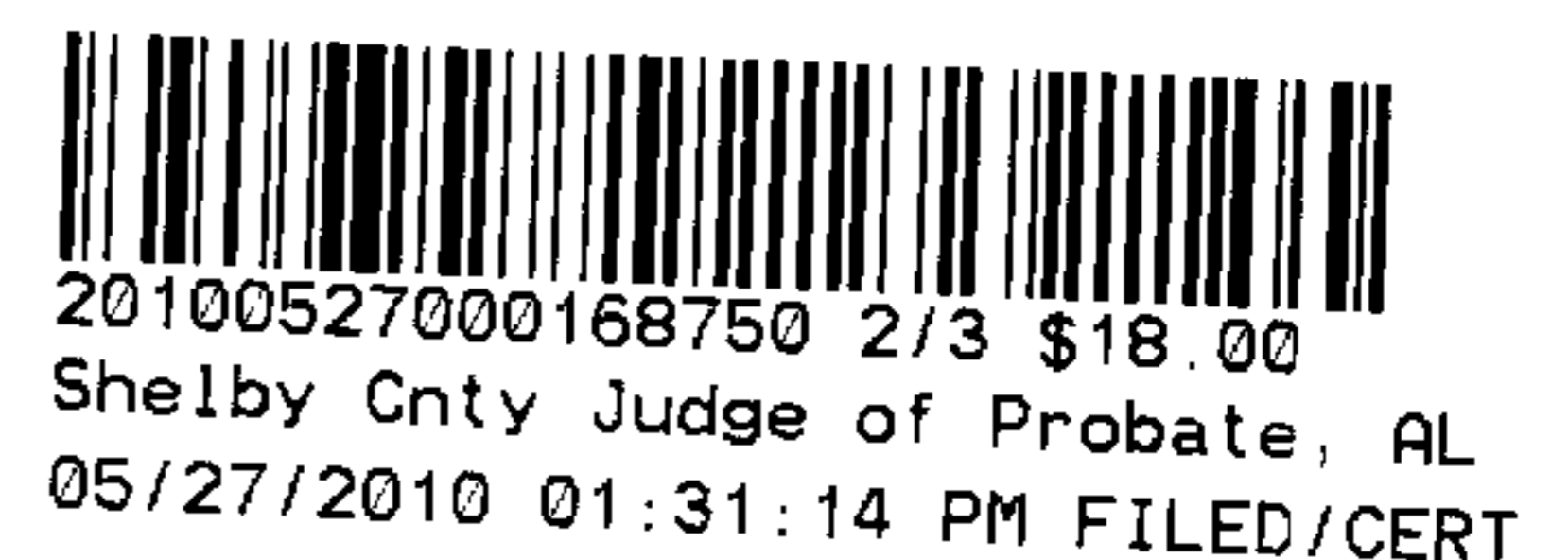
19th day of May, 2010.

Jennings Properties & Investments, LLC

BY: Ashley L. Jennings
Its: member

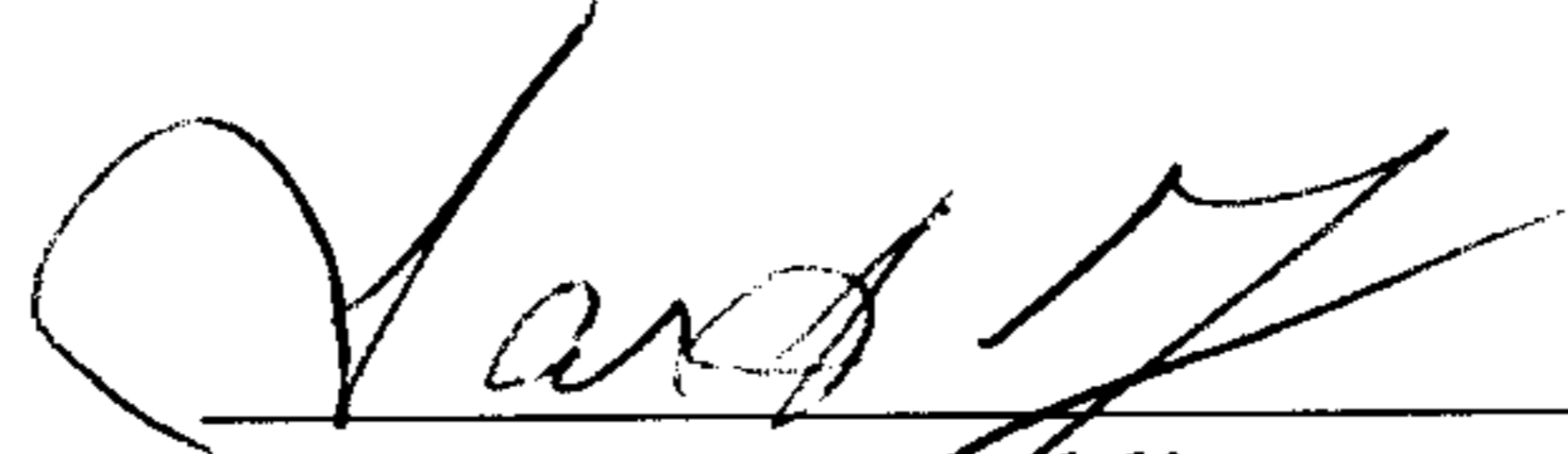
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashley L. Jennings whose name as President of Jennings Properties & Investments, LLC., 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/she as such



President and with full authority, executed the same voluntarily and as the act of Jennings Properties & Investments, LLC.

Given under my hand and official seal this 19th day of May, 2010.



Notary Public

My Commission Expires: 8/21/11



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