

10-5147

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
BENNY CRAIG QUINN
TERRY W. QUINN
108 MERIMEADOWS DR
CALERA, AL 35040-6211

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY



20100602000173280 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/02/2010 10:57:21 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-Nine Thousand Nine Hundred and 00/100 (\$99,900.00) to the undersigned Grantor, TERESA GONZALEZ, AN UNMARRIED WOMAN(hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto BENNY CRAIG QUINN and TERRY W. QUINN, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 61, ACCORDING TO THE FINAL PLAT OF THE MEADOWS AT MERIWEATHER, PHASE 4, AS RECORDED IN MAP BOOK 33, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year 2010 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions appearing of record in Inst No. 2004-31471
5. Right-of-way granted to Alabama Power Company recorded in Inst No. 2004-35489, Inst No. 2004-50605, and Inst No. 2001-9964.

\$98,090.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor

Shelby County, AL 06/02/2010

State of Alabama

Deed Tax : \$2.00

Page 2 of Warranty Deed from TERESA GONZALEZ to BENNY CRAIG QUINN and TERRY W. QUINN

haes a good right to sell and convey the same as aforesaid; that Grantor will, and their 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, said Grantor has hereunto set his/her hand and seal this the 21st day of April, 2010.

Teresa Gonzalez by
Robert Kenmore

TERESA GONZALEZ
BY ROBERT KENMORE HER
ATTORNEY IN FACT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROBERT KENMORE, whose name as ATTORNEY IN FACT for TERESA GONZALEZ and 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, executed the same voluntarily and with full authority as such attorney in fact on the day the same bears date.

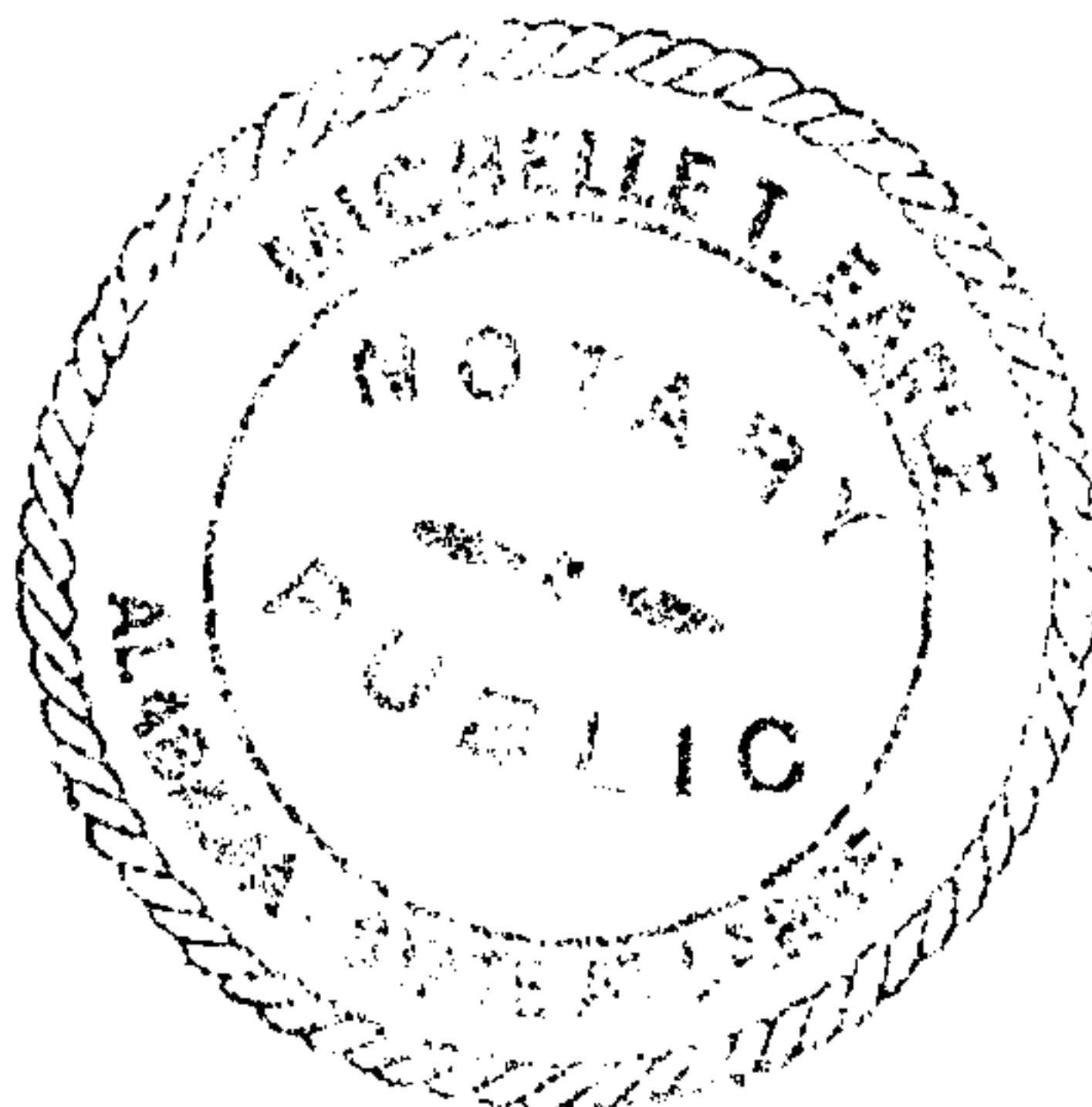
Given under my hand and official seal this 21st day of April, 2010.

Michelle Leary

NOTARY PUBLIC

My Commission Expires:

11-4-10



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