


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

  
20100715000224780 1/1 \$15.00  
Shelby Cnty Judge of Probate, AL  
07/15/2010 10:05:03 AM FILED/CERT

SEND TAX NOTICE TO:  
Chadwick Trautwein  
922 Haddington Dale  
Pelham, AL. 35124

## WARRANTY DEED

### Joint Tenants With Right of Survivorship

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ten Thousand Six Hundred Two and 00/100 Dollars (\$210,602.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

**Brent W. Ashcraft and Jennifer Ashcraft, Husband and wife**  
(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

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

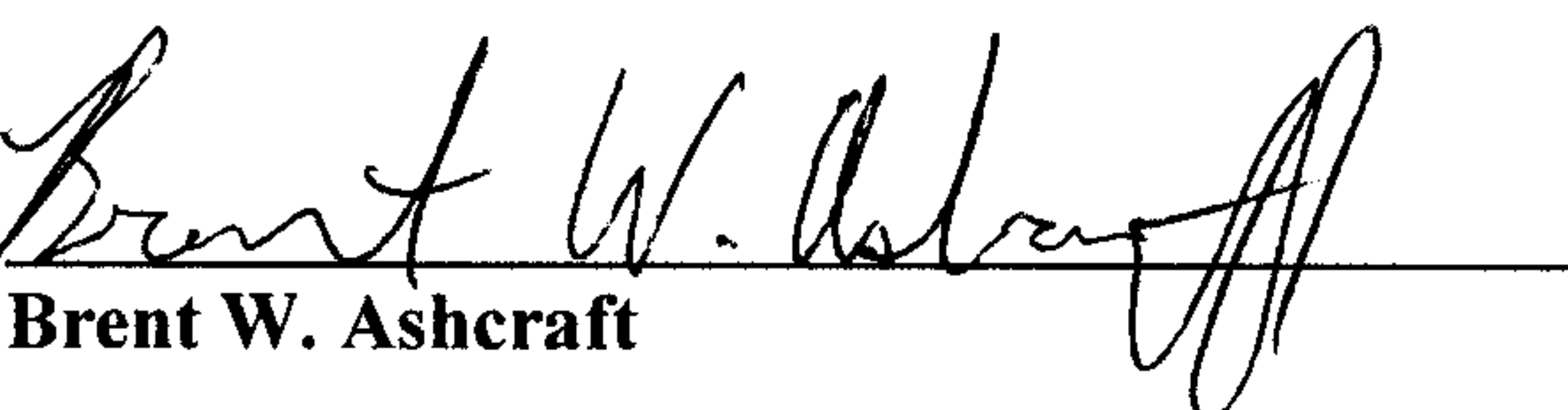
**Lot 352, according to the Final Plat, Haddington Parc at Ballantrae, Phase 1, as recorded in Map Book 32, page 12, in the Probate Office of Shelby County, Alabama**

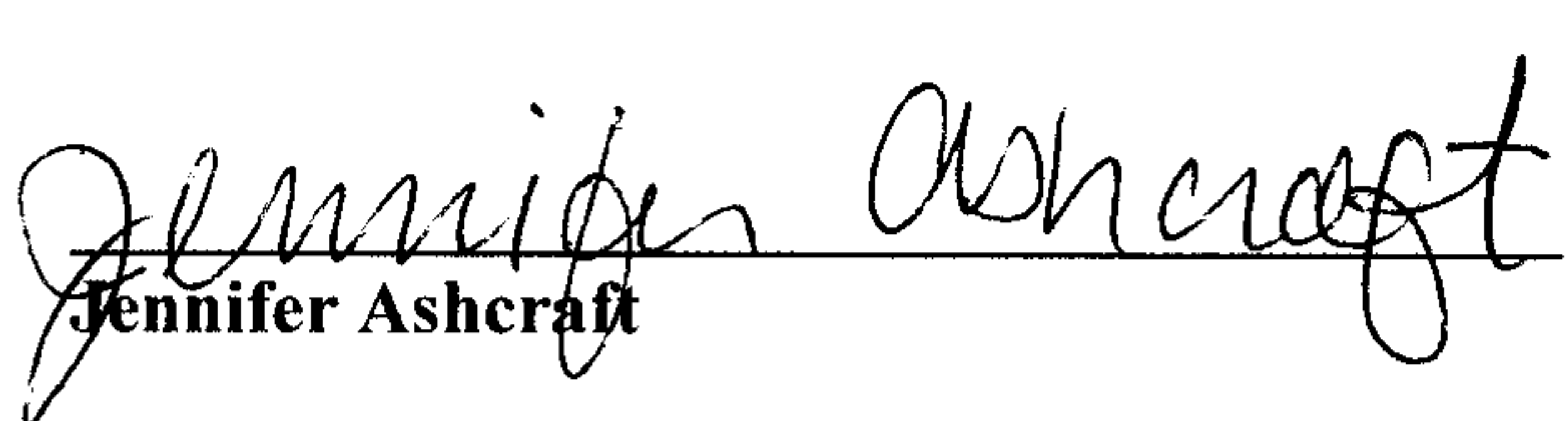
Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions, and restrictions of record.  
\$207,802.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, 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 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 9<sup>th</sup> day of July, 2010.

  
Brent W. Ashcraft

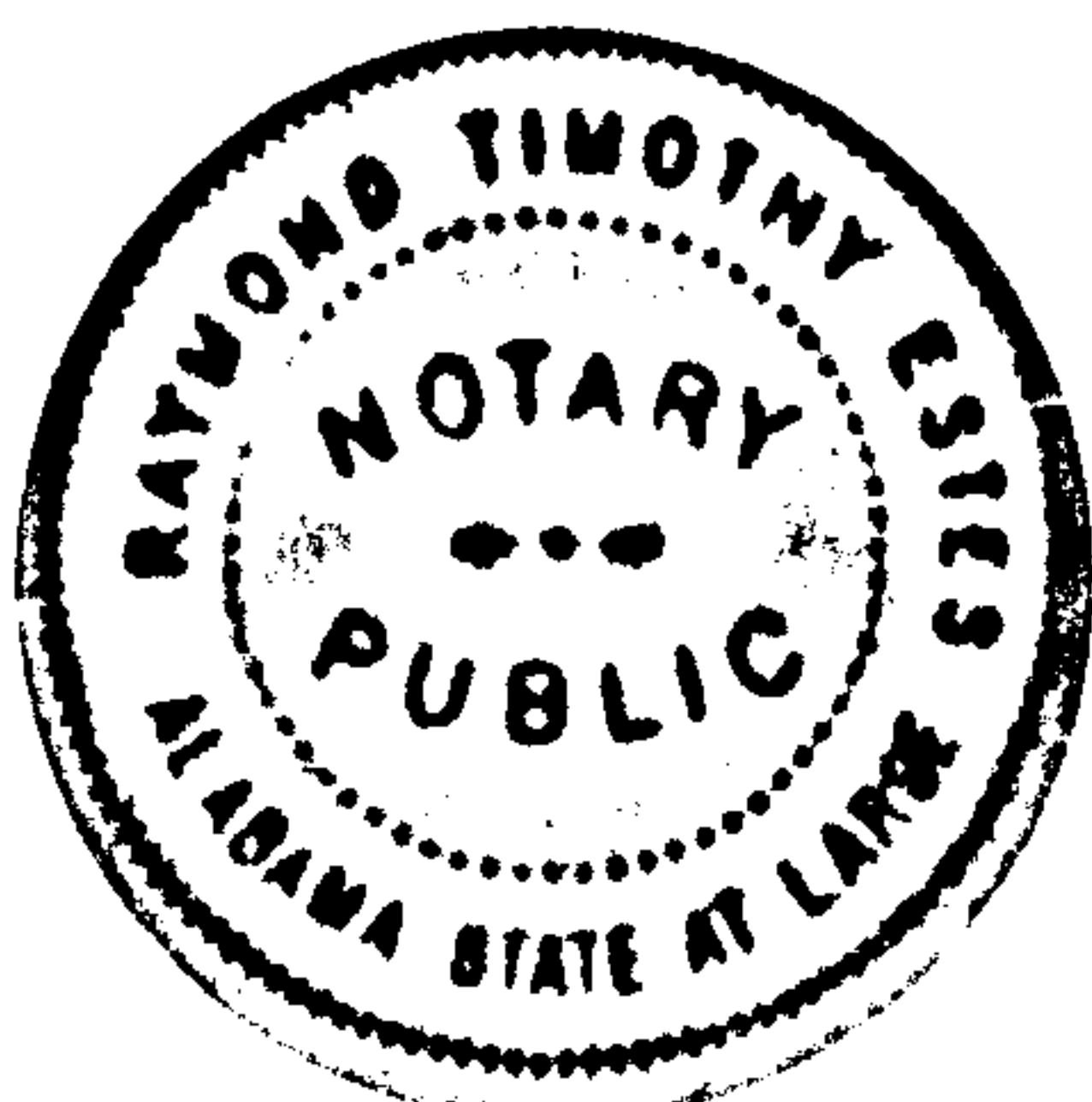
  
Jennifer Ashcraft


STATE OF ALABAMA            )  
COUNTY OF JEFFERSON    )

State of Alabama  
Deed Tax : \$3.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brent W. Ashcraft and Jennifer Ashcraft 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 9<sup>th</sup> day of July, 2010.



  
R. TIMOTHY ESTES - Notary Public  
My Commission Expires: July 11, 2011