

10-5364

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


Send Tax Notice To:  
PAUL R. DANIEL  
LIVIA B. DANIEL  
8337 WYNWOOD CIR  
HELENA, AL 35080

205-699-5000

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY

  
20100924000314630 1/2 \$33.50  
Shelby Cnty Judge of Probate, AL  
09/24/2010 12:54:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Five Thousand and 00/100 (\$195,000.00) to the undersigned Grantors, BRIAN J. RINNE and WIFE, MELANIE A. RINNE, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto PAUL R. DANIEL and LIVIA B. DANIEL, (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 340, ACCORDING TO THE SURVEY OF WYNDHAM WYNWOOD SECTOR, PHASE III, AS RECORDED IN MAP BOOK 24, PAGE 129, 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 and covenants appearing of record in Inst# 1998-47088
5. Right-of-way granted to Alabama Power Company recorded in STR 1, page 332.

\$176,750.00 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 Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs,

Shelby County, AL 09/24/2010  
State of Alabama  
Deed Tax : \$18.50

Page 2 of Warranty Deed from BRIAN J. RINNE and MELANIE A. RINNE to PAUL R. DANIEL and LIVIA B. DANIEL dated September 14, 2007.

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 Grantors have hereunto set their hand and seal this the 17th day of September.

Brian J. Rinne by Melanie A. Rinne  
BRIAN J. RINNE  
BY MELANIE A. RINNE HER  
ATTORNEY IN FACT

Melanie A. Rinne  
MELANIE A. RINNE

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MELANIE A. RINNE, A MARRIED WOMAN, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, 2010.

Michelle Stahl  
NOTARY PUBLIC  
My Commission Expires: 11-4-10

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MELANIE A. RINNE, whose name as ATTORNEY IN FACT for BRIAN J. RINNE 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 17th day of September, 2010.

Michelle Stahl  
NOTARY PUBLIC  
My Commission Expires: 11-4-10