

# WARRANTY DEED


This Instrument Was Prepared By:

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17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:

Paul Wilton  
Drenda R. Robinson  
285 Wynlake Dr.  
Alabaster, AL 35007

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20101006000330750 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
10/06/2010 09:10:45 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Paul Wilton**, an unmarried man (herein referred to as Grantor) do grant, bargain, sell and convey unto **Paul Wilton** and **Drenda R. Robinson** (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 178, according to the Final Plat of Wynlake, Phase 4 B, as recorded in Map Book 22, page 63, in the Probate Office of Shelby County, Alabama.


\$198,876.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Paul Wilton is the surviving grantee of that certain survivorship deed recorded in Inst #19999-49418; the other grantee, Nancy Wilson died on or about 7/9/2009. Subject to existing easements, restrictions, set back lines, rights 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 assigns forever, against the lawful claims of all persons.

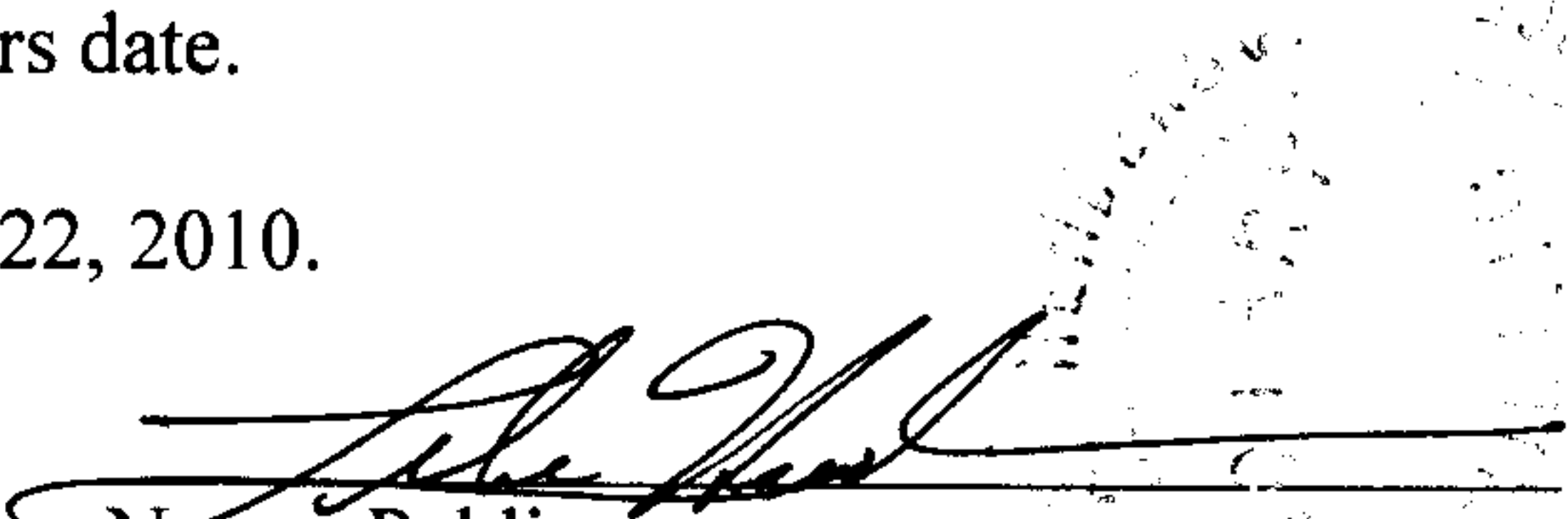
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this September 22, 2010.

  
\_\_\_\_\_  
Paul Wilton

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Paul Wilton, an unmarried man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily, individually, on the day the same bears date.

Given under my hand and seal this September 22, 2010.

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

My Commission Expires: 7-26-12