

THIS INSTRUMENT PREPARED BY:
Name: Calvin M. Howard, Attorney-at-Law
Address: P. O. Box 190025
Birmingham, AL 35219-0025

Send Tax Notice To:
Linda McDaniel Newsom
925-B Shades Crest Road
Hoover, AL 35226

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Carol S. McDaniel and husband Steven W. McDaniel, and her brother-in-law, Willie McDaniel, an unmarried man,

(Herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Carol S. McDaniel and her brother-in-law, Willie McDaniel, and his sister, Linda McDaniel Newsom,

(Herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot # 3 according to the survey of Bent Pine Acres, as completed by Robert O. Blain, Alabama Registration Number 9789; said survey dated March 22, 1993, and recorded in Map Book 17, Page 65, in the Probate Office of Shelby County, Alabama; said property being situated in the NE 1/4 of Section 4, Township 20 South Range 1 West, Shelby County, Alabama.

Subject to easements and restrictions 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises: that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hereunto set our hand and seal, this ___ day of _____, 2010.

Steven W. McDaniel
Steven W. McDaniel

Carol S. McDaniel
Carol S. McDaniel

Willie McDaniel
Willie McDaniel

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carol S. McDaniel, Steven W. McDaniel and Willie McDaniel 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 4th day of August, A.D., 2010.

Lana J. Mulhoney
Notary Public
My Commission Expires: 2/4/2014