

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Seventy Eight Thousand, Four Hundred, Fifty and no/100's Dollars (\$178,450.00)** to the undersigned grantors,

JOHN E. CROFTON and wife, **SARAH W. CROFTON** in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

MARSHALL LEE WELDON and **AMY DELANO WELDON**

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Tanglewood by the Creek, as recorded in Map Book 35, Page 36, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 2. Rights or claims of parties in possession not shown by the Public records.**
- 3. Easements or claims of easements, any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.**
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.**
- 5. Any mineral or mineral rights leased, granted or retained by current or prior owners.**
- 6. Taxes and assessments for the year 2011 and subsequent years and not yet due and payable.**
- 7. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.**
- 8. Restrictions appearing of record in Instrument #2005101000O527770, but deleting any restrictions based on race, color, creed or national origin.**
- 9. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto and any damages relating to the exercise of such rights or the extraction of such minerals.**



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Shelby Cnty Judge of Probate, AL
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The purchase of the herein described real property is being financed by a Purchase Money Mortgage in the amount of \$182,286.00 being executed and filed for record simultaneously herewith.

TO HAVE AND TO HOLD, to 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 or more grantees 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 of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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, we have hereunto set our hands and seals, this the 27th day of June, 2011

WITNESS:


JOHN E. CROFTON


SARAH W. CROFTON

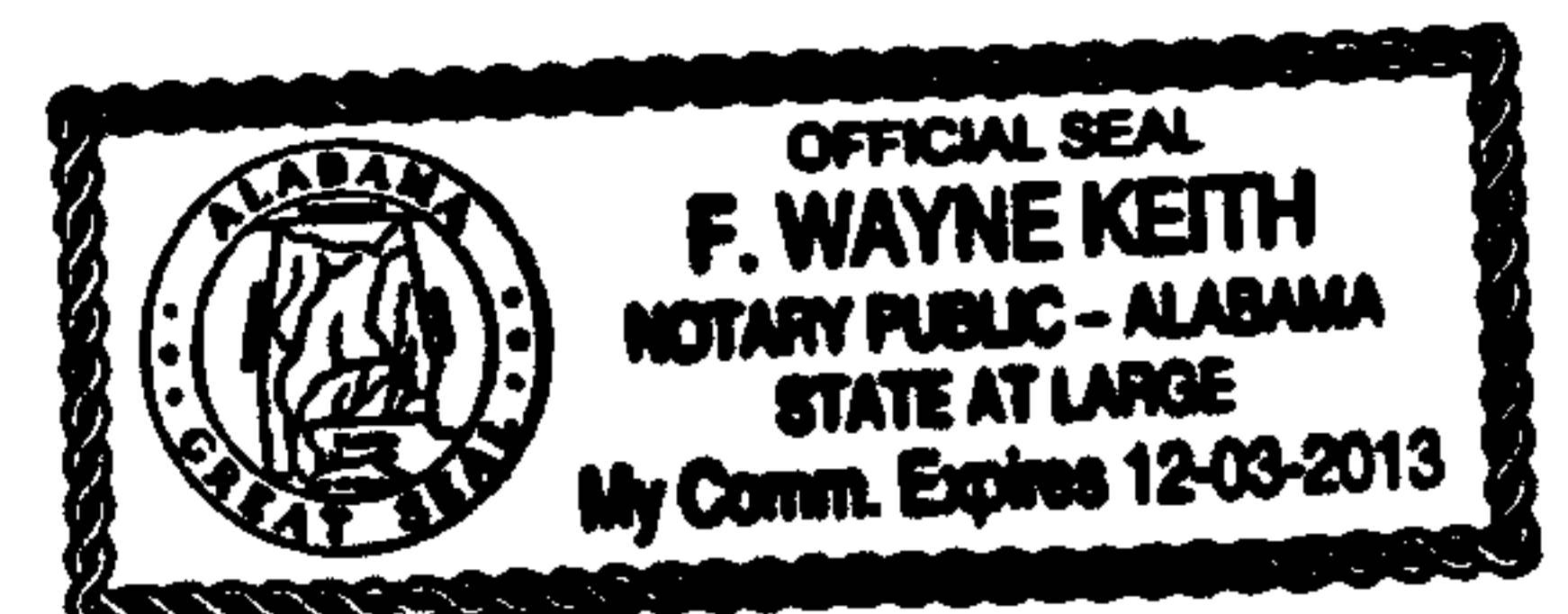
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that John E. Crofton and Sarah W. Crofton whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 27th day of June, 2011.




Notary Public



THIS INSTRUMENT WAS PREPARED BY:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 150
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
Marshall Lee Weldon
148 Tanglewood Drive
Alabaster, Alabama 35007


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