

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Katrina Staffney
17 Ne Koma Drive
Birmingham, AL. 35215

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY**
) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FIVE THOUSAND and 00/100 Dollars (\$5,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Tajuana McNeel, a single woman, Eddie Staffney, Jr., a married man, Bryant Staffney, a single man, Kevin Staffney, a married man, Tracey Cook, a Single woman, Julie Staffney, a single woman, Katrina Staffney, a single woman, and Tekedra Staffney, a single woman, as heirs at law of Eddie Staffney, deceased**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Tajuana McNeel, (as to 1/8 interest), Eddie Staffney, Jr., (as to 1/8 interest), Bryant Staffney, (as to 1/8 interest), Kevin Staffney, (as to 1/8 interest), Tracey Cook, (as to 1/8 interest), Julie Staffney, (as to 1/8 interest), Katrina Staffney, (as to 1/8 interest), and Tekedra Staffney, (as to 1/8 interest)**, hereinafter called "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:

See attached EXHIBIT A for Legal Description.

See attached EXHIBITS B+C for Supporting Affidavits.

Note: This instrument was prepared without benefit of title search.

Note: This property does not constitute homestead property for the Grantors nor of their spouses.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seals of the Grantors thereto on this date the 9th day of November, 2010.

GRANTORS

Tajuana McNeel
Tajuana McNeel

Bryant K. Staffney
Bryant Staffney

Tracey Cook
Tracey Cook

K. Staffney
Katrina Staffney

Eddie Staffney, Jr.
Eddie Staffney, Jr.

Kevin Staffney
Kevin Staffney

Julie Staffney
Julie Staffney

Tekedra Staffney
Tekedra Staffney

STATE OF ALABAMA)
COUNTY OF Shelby)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that *Tajuana McNeel, as heir at law of Eddie Staffney, deceased*, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 9th day of November, 2010.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/20/12

STATE OF ALABAMA)
COUNTY OF Shelby)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that *Eddie Staffney, Jr., as heir at law of Eddie Staffney, deceased*, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 12th day of November, 2010.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/20/12



20111117000347730 3/7 \$47.00
Shelby Cnty Judge of Probate, AL
11/17/2011 12:12:53 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Shelby)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that *Bryant Staffney, as heir at law of Eddie Staffney, deceased*, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 9th day of November, 2010.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/20/12

STATE OF ALABAMA)
COUNTY OF Shelby)

ACKNOWLEDGMENT

I, Vickie A. Stone, a Notary Public for the State at Large, hereby certify that *Kevin Staffney, as heir at law of Eddie Staffney, deceased*, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 12 day of Nov., 2010.

Vickie A. Stone
NOTARY PUBLIC
My Commission Expires: 3-19-2012

STATE OF ALABAMA)
COUNTY OF Shelby)

ACKNOWLEDGMENT

I, Vickie A. Stone, a Notary Public for the State at Large, hereby certify that *Tracey Cook, as heir at law of Eddie Staffney, deceased*, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 12 day of Nov., 2010.

Vickie A. Stone
NOTARY PUBLIC
My Commission Expires: 3-19-2012

STATE OF ALABAMA)
COUNTY OF Shelby)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that *Julie Staffney, as heir at law of Eddie Staffney, deceased*, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 10th day of November, 2010.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/20/12

STATE OF ALABAMA)
COUNTY OF Shelby)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that *Katrina Staffney, as heir at law of Eddie Staffney, deceased*, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28 day of October, 2010.

[Signature]
NOTARY PUBLIC
My Commission Expires: 5/13/2012


STATE OF ALABAMA)
COUNTY OF Shelby)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that *Tekedra Staffney, as heir at law of Eddie Staffney, deceased*, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29th day of October, 2010.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/20/12

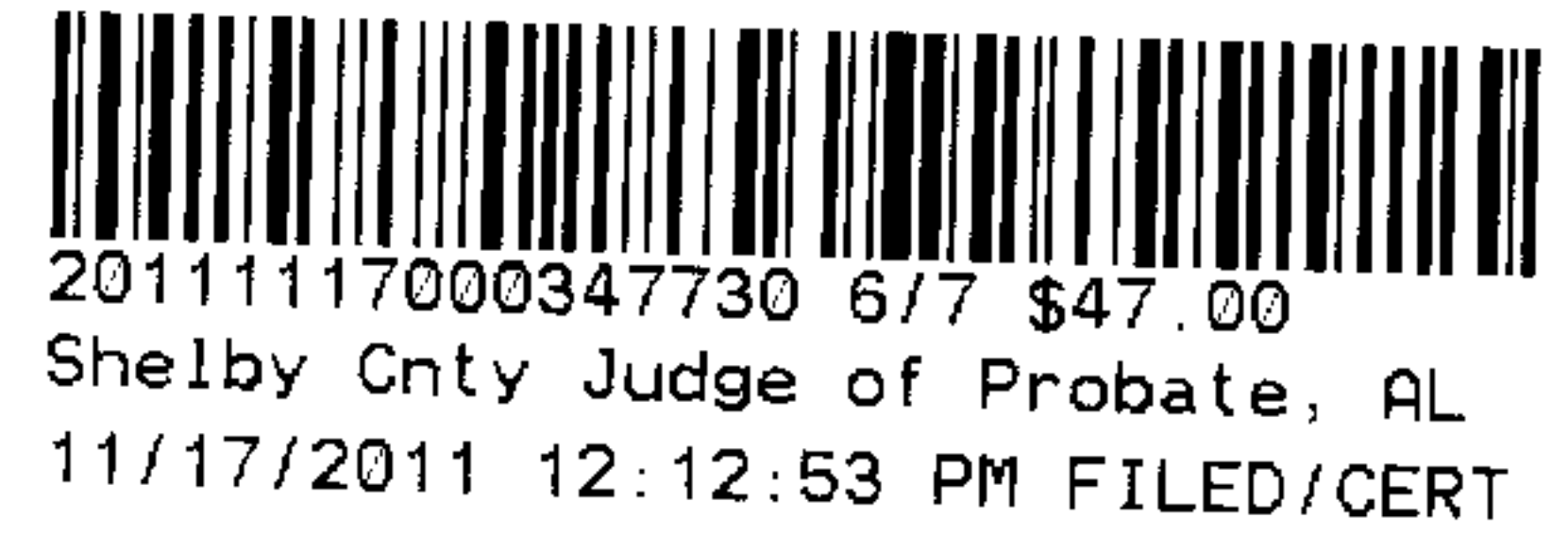

20111117000347730 5/7 \$47.00
Shelby Cnty Judge of Probate, AL
11/17/2011 12:12:53 PM FILED/CERT

“EXHIBIT A”

**THE E1/2 OF LOT 17 OF MELTON MERCHANT SUBDIVISION AS SHOWN ON
RECORDS OF PROBATE JUDGES OFFICE OF SHELBY COUNTY, ALABAMA.
LESS AND EXPECTED ANY EXISTING ROAD RIGHT OF WAYS OF RECORD.**

Exhibit B

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



AFFIDAVIT OF ESTHER CUTTS

My name is Esther Cutts. I am over the age of 19 years of age and reside at 11 New Hope Dr. Montevallo, Ala. I am familiar with Eddie Staffney, Sr. and know that he died in or about 2006. I know that he was not married at the time of his death and that he had eight children and that all eight children survived his death. The children are:

Tajuana McNeel
Bryant Staffney
Tracey Cook
Katrina Staffney

Eddie Staffney, Jr.
Kevin Staffney
Julie Staffney
Tekedra Staffney

There are no other heirs at law and I am unaware of any Last Will and Testament that he left behind.

Esther L. Cutts
Affiant - Esther Cutts

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 11th day of November, 2010.

Richard A. Stone
Notary Public
My Commission Expires: 3-19-2012

Exhibit C

STATE OF ALABAMA

COUNTY OF SHELBY



20111117000347730 7/7 \$47.00
Shelby Cnty Judge of Probate, AL
11/17/2011 12:12:53 PM FILED/CERT

AFFIDAVIT OF ALBERT JONES

My name is Albert Jones. I am over the age of 19 years of age and reside at Albert Jones. I am familiar with Eddie Staffney, Sr. and know that he died in or about 2006. I know that he was not married at the time of his death and that he had eight children and that all eight children survived his death. The children are:

Tajuana McNeel
Bryant Staffney
Tracey Cook
Katrina Staffney

Eddie Staffney, Jr.
Kevin Staffney
Julie Staffney
Tekedra Staffney

There are no other heirs at law and I am unaware of any Last Will and Testament that he left behind.

Albert Jones
Affiant - Albert Jones

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 10th day of November, 2010.

Angela Tubbs
Notary Public
My Commission Expires: 8/20/12

Shelby County, AL 11/17/2011
State of Alabama
Deed Tax: \$5.00