This instrument is prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Lance Hutchison and Kathryn Hutchison
310 Panther Trail
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty-Five Thousand And No/100 Dollars ($135,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Victoria E. Arrand, a married woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lance Hutchison and Kathryn Hutchison (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 33, according to the Survey of Panther Ridge, as recorded in Map Book 31, page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty-Eight Thousand Two Hundred Fifty And No/100 Dollars ($128,250.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of the spouse of Grantor, neither is it contiguous thereto.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 11, 2012.

Victoria E. Arrand

Shelby County, AL 01/23/2012
State of Alabama
Deed Tax:$7.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Victoria E. Arrand, 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 she executed the same on the day same bears date.

Given under my hand and official seal on 11th day of January, 2012.

Notary Public
Commission Expires:

SANDY F. JOHNSON
NOTARY
My Comm. Expires
Feb. 9, 2015
PUBLIC
STATE OF ALABAMA AT LARGE

FILE NO.: TS-1101406

20120123000027340 1/1 $19.00
Shelby Cnty Judge of Probate, AL
01/23/2012 03:12:57 PM FILED/CERT