

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Michael Letlow

5110 Hwy 55
Wiltsville, Ala 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifteen Thousand dollars and Zero cents (\$115,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Alice L. Huntley, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Michael Letlow and Vicki Letlow (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$112,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand and seal, this 28 day of February, 2012.

Walter Schiessl (Seal)
WALTER SCHIESSL

Alice L. Huntley (Seal)
Alice L. Huntley

____ (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF FLORIDA

}

General Acknowledgment

COUNTY SANTA ROSA

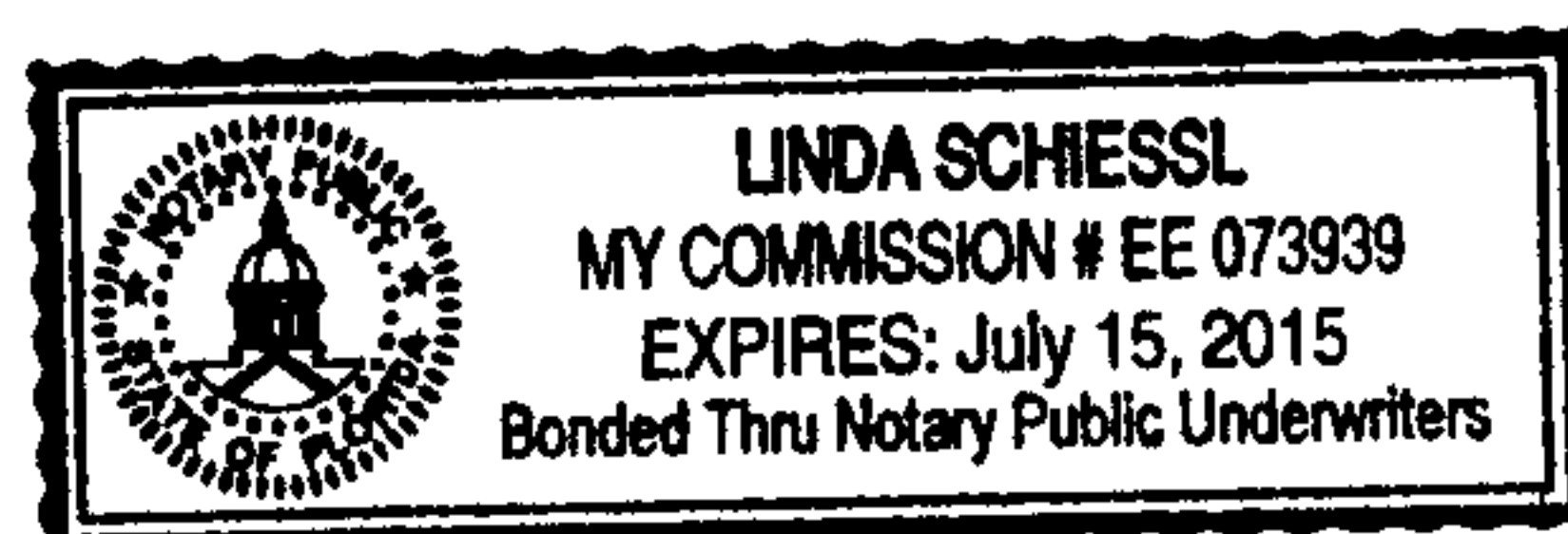
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alice L. Huntley whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day FEBRUARY, 2012.

My Commission Expires: 7-15-15

Linda Schiessl
Notary Public

20120301000072610 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
03/01/2012 11:36:04 AM FILED/CERT



Shelby County, AL 03/01/2012
State of Alabama
Deed Tax: \$2.50

EXHIBIT A

From a ½ inch pipe accepted as the Southeast corner of the SE ¼ of NE ¼ of Section 17, Township 20 South, Range 1 East, run thence North along the accepted East boundary of said SE ¼ of NE ¼, a distance of 362.24 feet to a ½ inch rebar being the point of beginning of herein described parcel of land; thence continue along said course a distance of 209.00 feet to a ½ inch rebar; thence turn 125 degrees 40 minutes 30 seconds left and run 549.35 feet to a 5/8 inch rebar on the East boundary of Shelby County Highway No. 55 (80-foot right of way); thence turn 92 degrees 23 minutes 54 seconds and run 107.51 feet along said highway boundary to a ½ inch rebar; thence turn 79 degrees 12 minutes 49 seconds left and run 427.54 feet to the point of beginning of herein described parcel of land. Being situated in the SE ¼ of the NE ¼ of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama.



20120301000072610 2/2 \$17.50
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