

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

Send Tax Notice To: Whitney Wyatt  
1966 Gallant Fox Drive  
Helena, AL 35080

## 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 Three Hundred dollars and Zero cents (\$115,300.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gayle Braswell Atkins, Carol Ann Braswell and John Scott Braswell as Personal Representatives of The Estate of Jimmie Scott Braswell Pugh, deceased, Jefferson County Probate Case # 212603 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Whitney Wyatt (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: and Jessamen O Wyatt

Lot 32, according to the Amended Map of Dearing Downs, Ninth Addition, Phase II, recorded in Map Book 15, Page 10, in the Probate Office of Shelby County, Alabama.

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


\$117,778.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

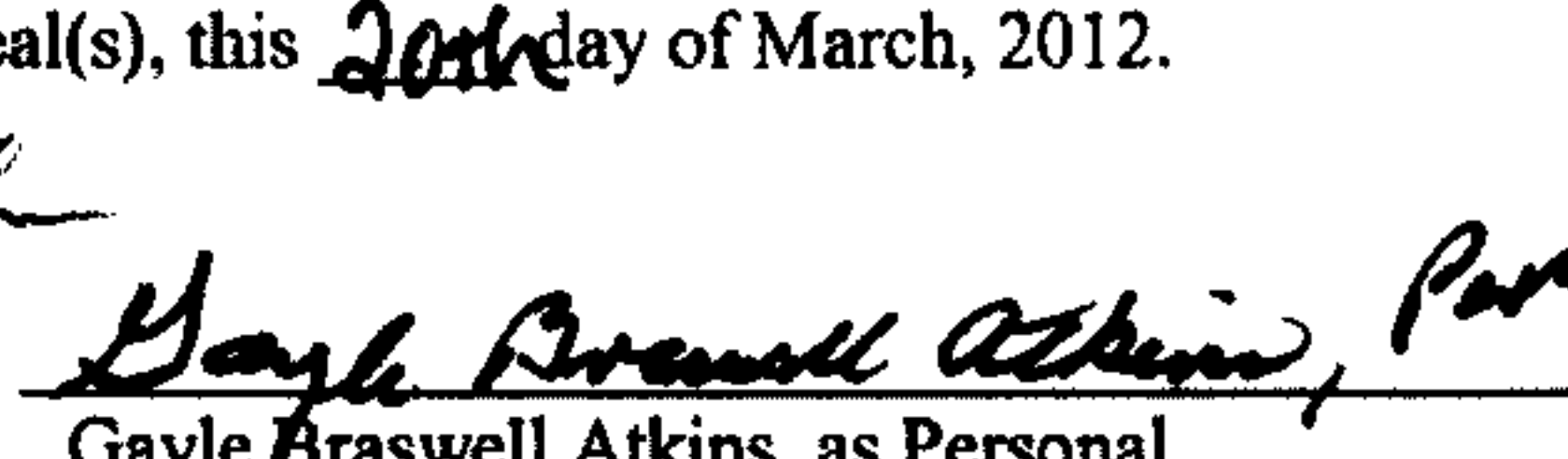
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20th day of March, 2012.

  
John Scott Braswell, as Personal  
Representative of the Estate of Jimmie Scott  
Braswell Pugh, Jefferson County Probate  
Case # 212603

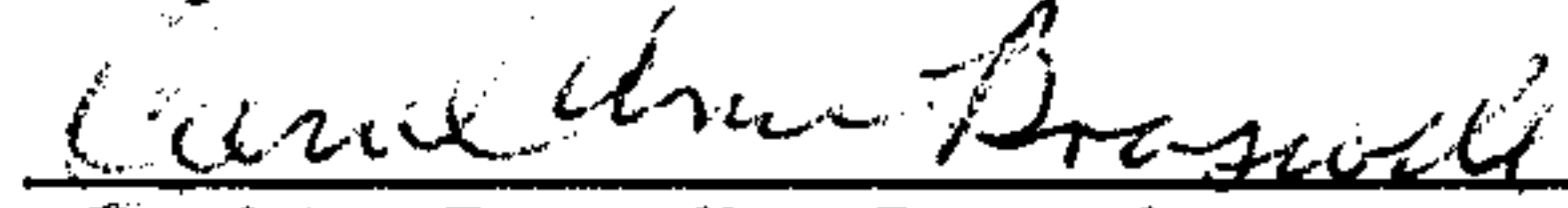
(SEAL)

(SEAL)

(SEAL)

  
Gayle Braswell Atkins, as Personal  
Representative of the Estate of Jimmie Scott  
Braswell Pugh, Jefferson County Probate  
Case # 212603

(SEAL)

  
Carol Ann Braswell, as Personal  
Representative of the Estate of Jimmie Scott  
Braswell Pugh, Jefferson County Probate  
Case # 212603

(SEAL)

(SEAL)


(SEAL)

STATE OF ALABAMA

}

COUNTY

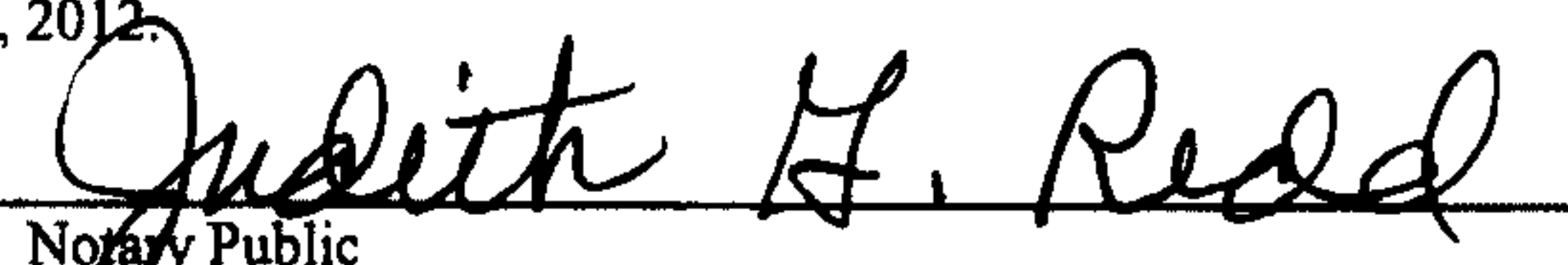
General Acknowledgment

  
20120402000111930 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
04/02/2012 12:36:07 PM FILED/CERT

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Gayle Braswell Atkins, as Personal Representative of The Estate of Jimmie Scott Braswell Pugh, deceased, Jefferson County Probate Case # 212603 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 20th day of March, 2012.

My Commission Expires: 6-28-12

  
Notary Public  
Judith G. Redd

STATE OF ALABAMA

COUNTY SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Carol Ann Braswell, as Personal Representative of The Estate of Jimmie Scott Braswell Pugh, deceased, Jefferson County Probate Case # 212603 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 24th day of March, 2012.

My Commission Expires:

MICHAEL T. ATCHISON  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES 10/16/2012

STATE OF ALABAMA

COUNTY SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that John Scott Braswell, as Personal Representative of The Estate of Jimmie Scott Braswell Pugh, deceased, Jefferson County Probate Case # 212603 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 20th day of March, 2012.

My Commission Expires:

MICHAEL T. ATCHISON  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES 10/16/2012

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 grantess 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.



20120402000111930 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
04/02/2012 12:36:07 PM FILED/CERT