

Tax notice to: Caren Gray Wynn, 205 High Ridge Dr., Pelham, Al. 35124

This instrument was prepared by: Maxwell D. Carter, 1023 Edenton St., Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty thousand and no/100 (\$60,000.00)** Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Katrina Brown Trotter, a married woman

(herein referred to as grantor whether one or more), grant, bargain, sell and convey unto

Caren Gray Wynn and Lee Wynn

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

Lot 61 and 62, according to the Survey of High Hampton, Second Sector, as recorded in Map Book 22, Page 7 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

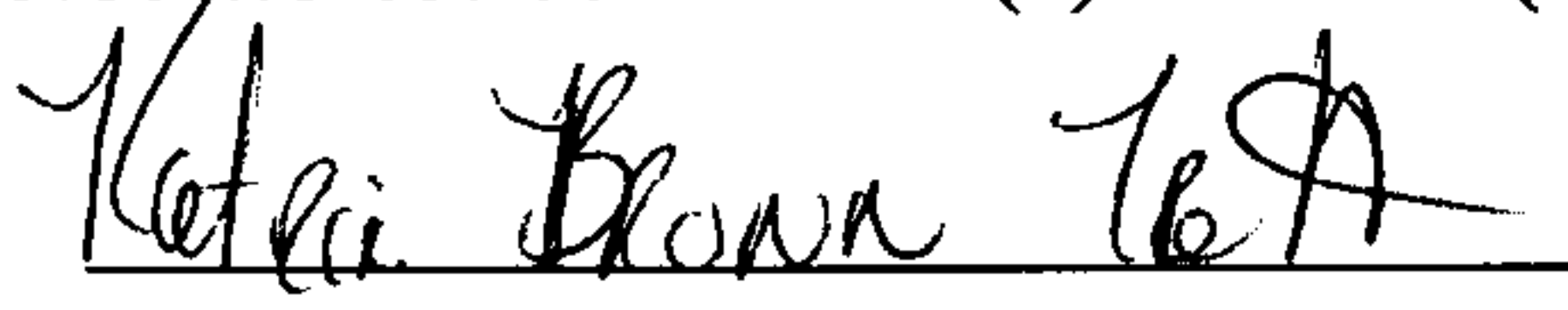
\$48,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Katrina Brown Trotter is one and the same person as Katrina Brown. Grantor is a married woman, but the property described herein is not the homestead of Grantor or her spouse.

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 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 we have hereunto set our hands(s) and seal(s) this 20th day of June, 2012.

 (Seal)
KATRINA BROWN TROTTER

State of Alabama
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katrina Brown Trotter, a married woman whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2012.

My commission expires:


NOTARY PUBLIC

Maxwell D Carter
Notary Public
My Commission Expires 7-07-2014

Shelby County, AL 06/22/2012
State of Alabama
Deed Tax: \$60.00