

20120706000240860 1/1 \$29.50
Shelby Cnty Judge of Probate, AL
07/06/2012 03:14:55 PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
Bynum & Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:

Nathaniel A. Newman
Rebecca W. Newman
100 Windsor Way
Pelham, AL 35124

Shelby County, AL 07/06/2012
State of Alabama
Deed Tax: \$17.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THREE HUNDRED FORTY FIVE THOUSAND DOLLARS 00/100 (\$345,000.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Bert P. Epperson**, a married man, (herein referred to as Grantor) does grant, bargain, sell and convey unto Nathaniel A. Newman and Rebecca W. Newman (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 26, according to the Survey of Weatherly-Windsor, Sector 11, as recorded in Map Book 18, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead of the Grantor, nor the homestead of the Grantor's spouse.

Bert P. Epperson is the surviving grantee of that certain deed recorded in Instrument #20080418000158840; Terry S. Epperson, the other grantee, having died on December 1, 2010.

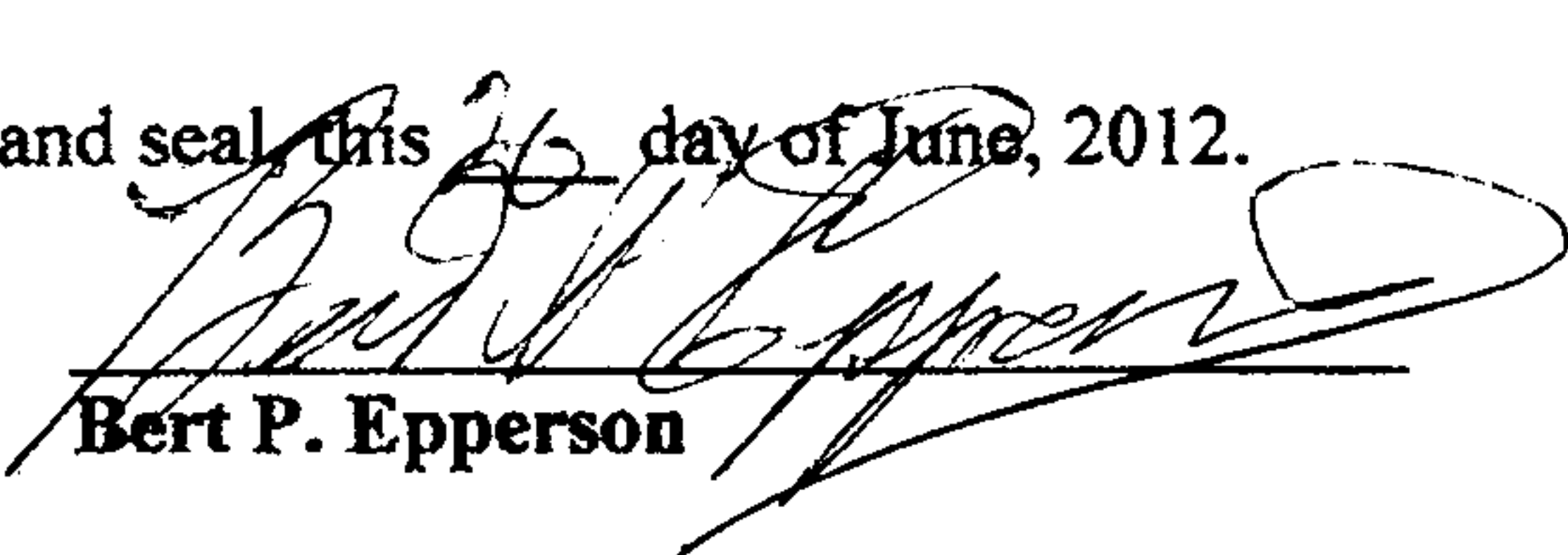
\$ 327,750.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

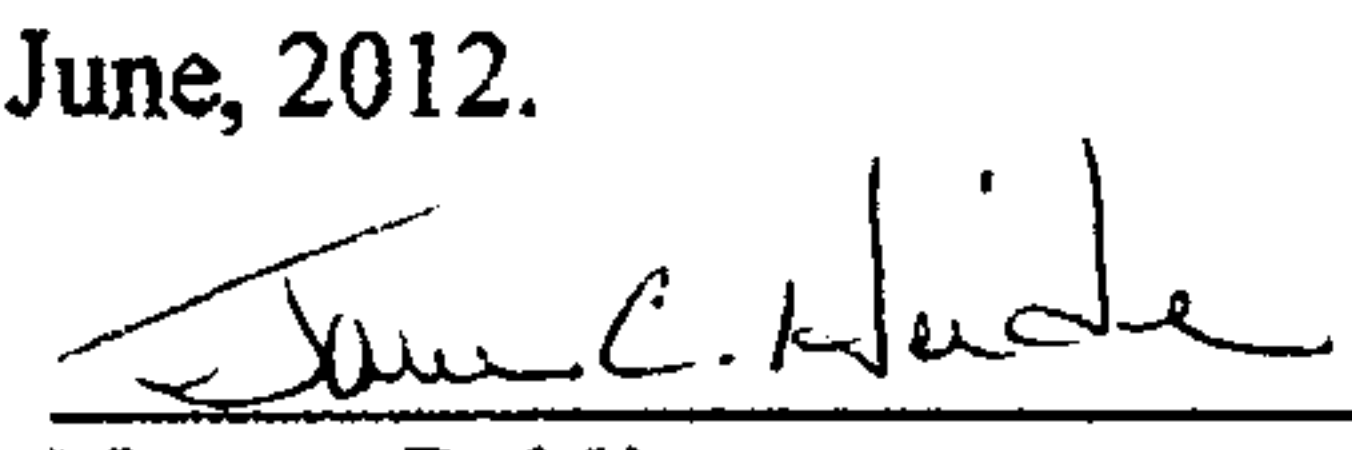
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of June, 2012.


Bert P. Epperson

STATE OF FLORIDA)
COUNTY OF Bay)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Bert P. Epperson**, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Bert P. Epperson executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of June, 2012.


Notary Public

My Commission Expires: June 11, 2013

