



20120710000245740 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
07/10/2012 02:45:05 PM FILED/CERT

This instrument was prepared by:

Krackle & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:

Robert P. Mooneyhan
Martha E. H. Mooneyhan
136 Cedar Bend 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 \$123,900.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Mitchell Charles Edwards and Tammy Roy as Co-Personal Representatives of the Estate of Jessie Ray Edwards, deceased, Probate Case # PR-2012-000035 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robert P. Mooneyhan and Martha E. H. Mooneyhan (herein referred to grantee, whether one or more), 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 ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$116,566.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 5th day of June, 2012.

Mitchell Charles Edwards and Tammy Ray

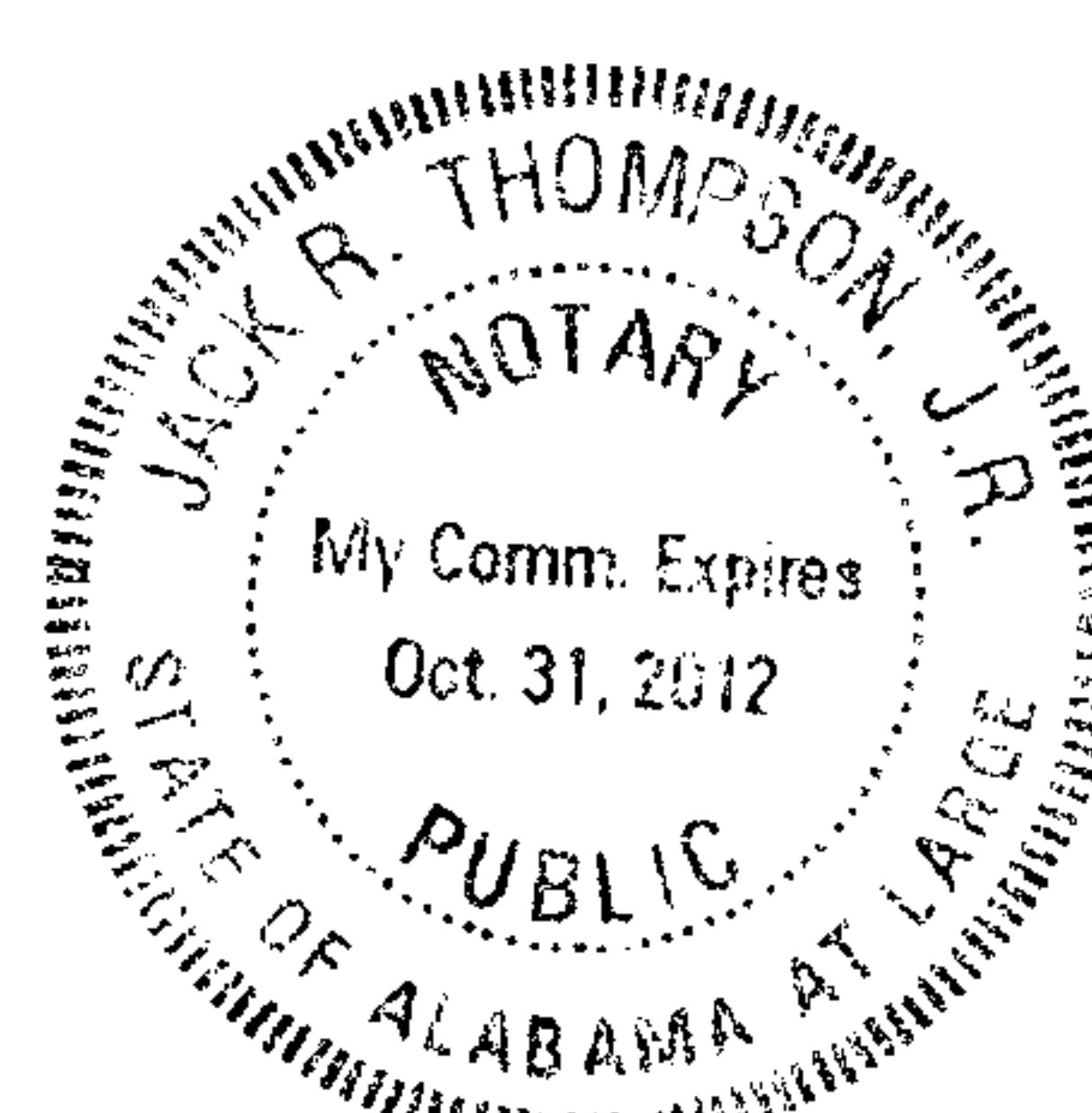
State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Mitchell Charles Edwards and Tammy Roy whose names as Co-Personal Representatives of the Estate of Jessie Ray Edwards are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, in their capacity as such Co-Personal Representatives of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 5th day of June, 2012.

Notary Public
Commission Expires: 10/31/2012

Shelby County, AL 07/10/2012
State of Alabama
Deed Tax: \$7.50



S12-1227



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EXHIBIT "A"
Legal Description

Lot 3, in Block 2, according to the Survey of Cedar Bend, Phase 2, as recorded in Map Book 20, page 19, in the Probate Office of Shelby County, Alabama.