

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

Send Tax Notice To: Wiley McKeller
Columbiana, AL 35051

\$18,000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy Two Thousand dollars and Zero cents (\$72,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Walter B. White, Jr. , a single man(herein referred to as grantors) do grant, bargain, sell and convey unto Wiley McKeller and Laura McKeller (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.

\$68,400.00of 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, we have hereunto set our hands and seals, this 15th day of June, 2012.

_____ (Seal)	<u>Walter B. White, Jr.</u> (Seal) Walter B. White, Jr.
_____ (Seal)	<u>Michael Elvin Hill</u> (Seal) BY: Michael Elvin Hill, as Power of Attorney
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter B. White, Jr. by Michael Elvin Hill, as Power of Attorney whose name is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, 2012.

My Commission Expires:

Michael T. Atchison
Notary Public

20120731000278320 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/31/2012 03:28:12 PM FILED/CERT

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

EXHIBIT A

24 Month chain of title: Warranty deed to Billie B. White, Wylodine W. Hill, Milton F. White and Walter B. White, Jr., dated November 20, 1989, recorded in Deed Book 267, Page 7, in the Probate Office of Shelby County, Alabama.

Lot 1, in Block "A", as per Longshore Addition to the Town of Columbiana, known as College Park, map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama. Situated in the Town of Columbiana, Alabama.

LESS AND EXCEPT, the following portions thereof:

As conveyed to Faye F. Quick as shown by copy of deed recorded in Deed Book 129, Page 85, in the Probate Office of Shelby County, Alabama.

As conveyed to Faye F. Quick as shown by copy of deed recorded in Deed Book 130, Page 541, in the Probate Office of Shelby County, Alabama.

