

20121015000396330 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/15/2012 03:03:38 PM FILED/CERT

This instrument was prepared by:  
Kracke & Thompson, LLP  
2204 Lakeshore Drive, Ste 306  
Birmingham, AL 35209

Send Tax Notice To:  
Jason and Candice Lawhorn

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ~~ALABAMA~~ TEXAS )  
MONTGOMERY ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$191,500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Carl A. Bresko and Deborah A. Bresko, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jason Lawhorn and Candice Lawhorn (herein referred to as 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.**

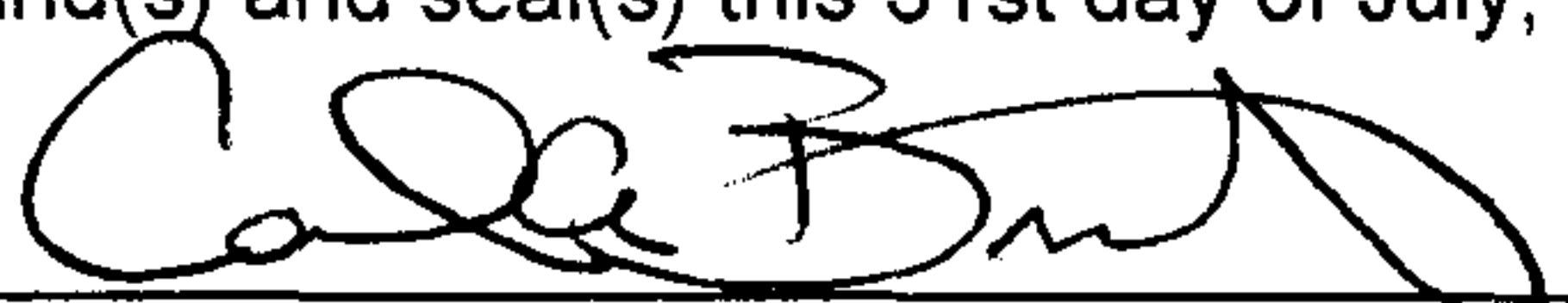

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES 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 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.

Note: \$191,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

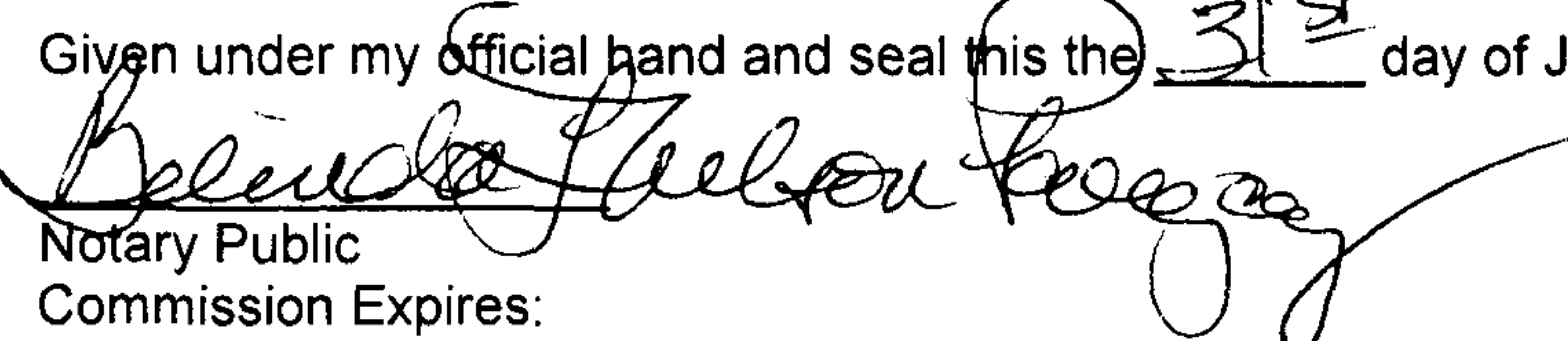
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 31st day of July, 2012.

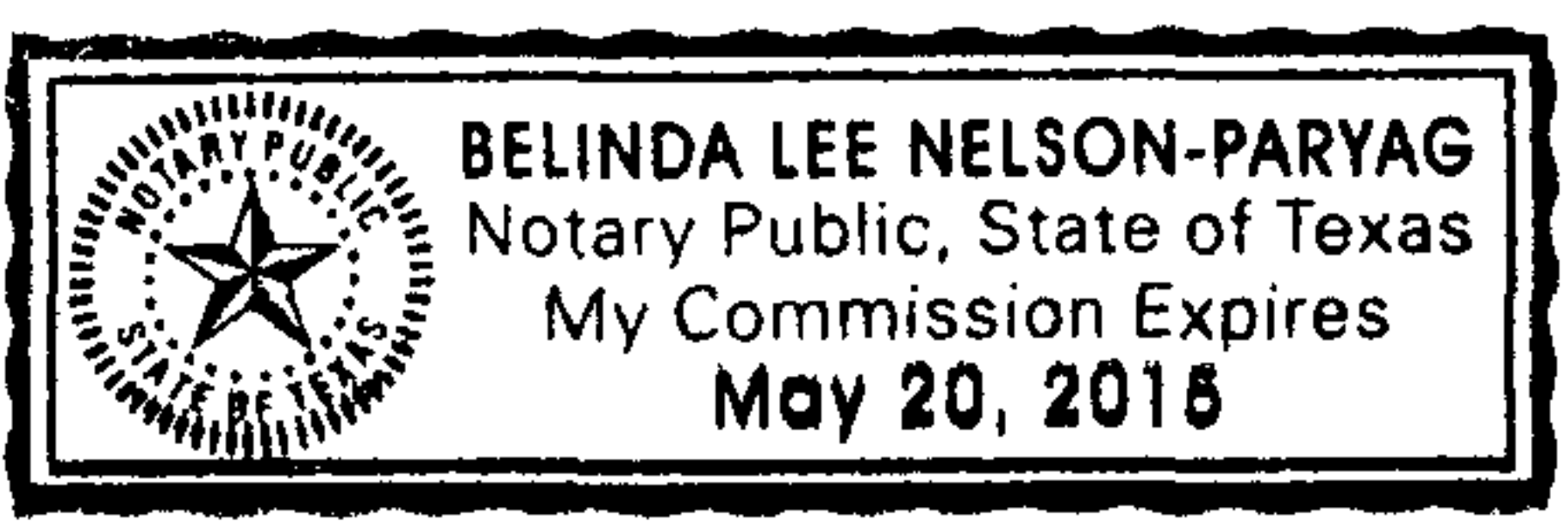
  
\_\_\_\_\_  
Carl A. Bresko  
  
\_\_\_\_\_  
Deborah A. Bresko

State of Texas  
Montgomery County

I, The Undersigned, a notary for said County and in said State, hereby certify that Carl A. Bresko and Deborah A. Bresko, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 31<sup>st</sup> day of July, 2012.

  
\_\_\_\_\_  
Notary Public  
Commission Expires:





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**EXHIBIT "A"**  
**Legal Description**

Lot 45, according to the plat of Golden Meadows Subdivision, as recorded in Map Book 38, Page 80, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

