

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Gilbert J. Perry  
925 Colesbury Circle  
Pelham, AL 35124  
(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF Shelby )

That in consideration of One Hundred Twenty-Nine Thousand Nine Hundred Dollars  
(\$129,900.00) as evidenced by closing statement  
To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt  
whereof is acknowledged, I/we,  
Donovan Wyatt, a single man  
(whose address is 1020 Kings Way, B'ham, AL 35242)  
(herein referred to as GRANTORS) do grant, bargain, sell and convey,

Gilbert J. Perry and Patricia M. Perry  
(whose address is the property address)  
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following  
described real estate situated in Shelby County, Alabama to-wit:

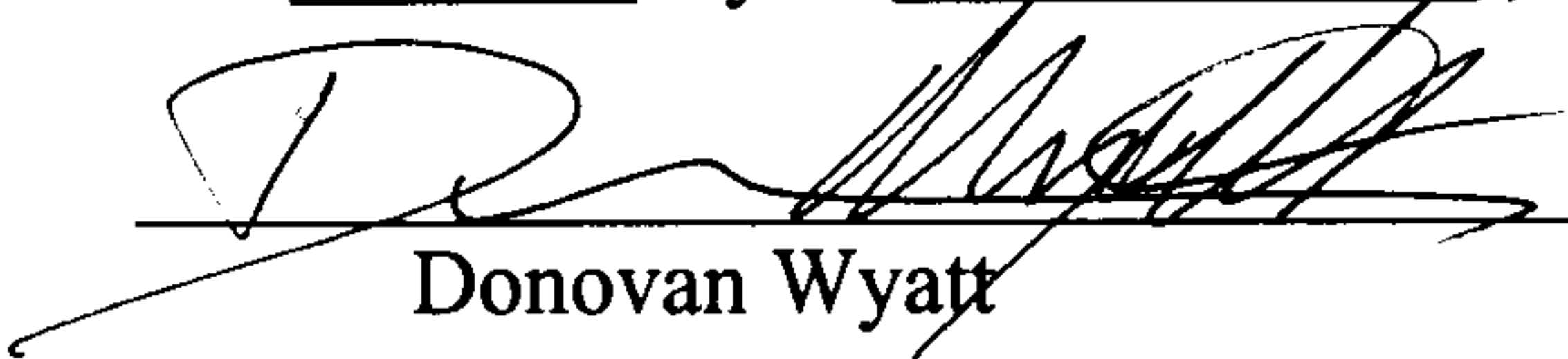
Lot 45, Block 1, according to the Survey of Cahaba Valley Estates, Third Sector, as  
recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama

Subject to: current taxes, easements, Liens and restrictions 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 /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, I/we have hereunto set my/our hand(s) and seal(s),  
this 12th day of December, 2012.

 (Seal)  
Donovan Wyatt

\_\_\_\_\_(Seal)

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify  
Donovan Wyatt, 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.

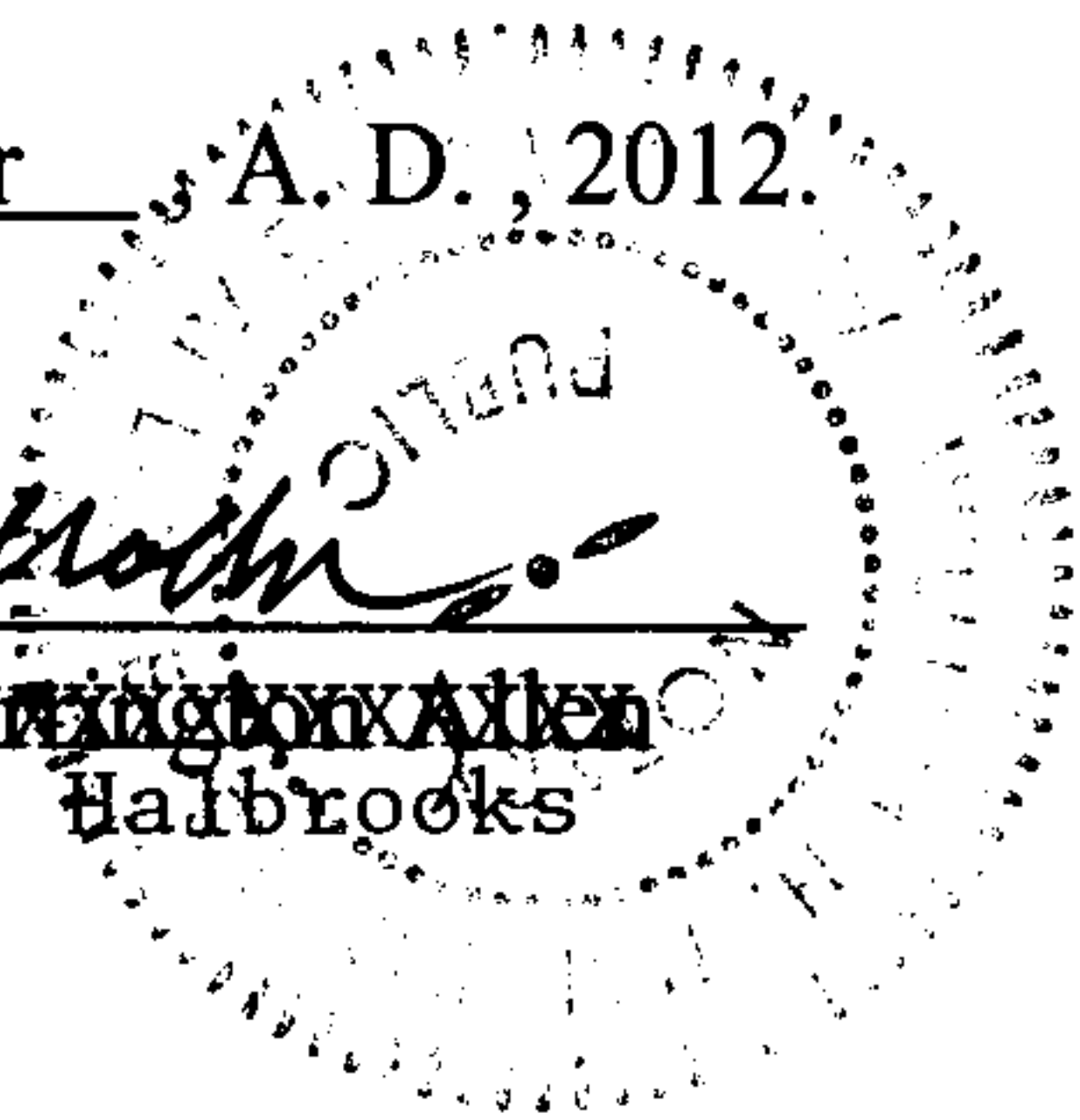
Given under my hand and official seal this 12th day of December, A. D., 2012.

My Commission Expires: 9/22/13



2013010200000940 1/1 \$142.00  
Shelby Cnty Judge of Probate, AL  
01/02/2013 12:12:40 PM FILED/CERT

Notary Public: William H. Halbrooks  
William H. Halbrooks



Shelby County, AL 01/02/2013  
State of Alabama  
Deed Tax: \$130.00