20130702000270190 1/2 \$235.00 Shelby Cnty Judge of Probate, AL 07/02/2013 08:54:34 AM FILED/CERT

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

STATE OF ALABAMA

Send Tax Notice To: Tracey L. Craven 124 Weeping Willow Drive Chelsea, AL 35043

## WARRANTY DEED - Joint Tenants with Right of Survivorship

	)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY	)	
•		mount of which can be verified in the Sales Contract between the
· • · · · · · · · · · · · · · · · · · ·		(whether one or more), in hand paid by the grantee herein, the
		orman J. Meeks as Executor of the Estate of Marvin R. Atchison,
Jr. deceased, Jefferson County Prol	bate Ca	se #2012-216395, whose mailing address is

grant, bargain, sell and convey unto Tracy L. Craven and Raquel D. Craven, whose mailing address is 124 Weeping Willow Drive, Chelsea, AL 35043 (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, the address of which is 124 Weeping Willow Dr., Chelsea, AL 35043; 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; \$223,748.00 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 27th day of June, 2013.

The Estate of Marvin R. Atchinson, Jr. deceased

By: Norma J. Meeks, Executor

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Norma J. Meeks whose name as Executor of the Estate of Marvin R. Atchison, Jr. 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 said instrument, She, in ??Enter his if a he and her if a she?? capacity as such Executor of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given undermy official hand and seal this the 27th day of June, 2013.

Notary Public

Commission Expires: 10 31 2016

HILLIAN THOMPSON THOM

Shelby County, AL 07/02/2013 State of Alabama Deed Tax:\$220.00

S13-1944

## EXHIBIT "A" Legal Description

Lot 506, according to the Map and Survey of Windstone V Subdivision, as recorded in Map Book 31, Page 60, in the Probate Office of Shelby County, Alabama.