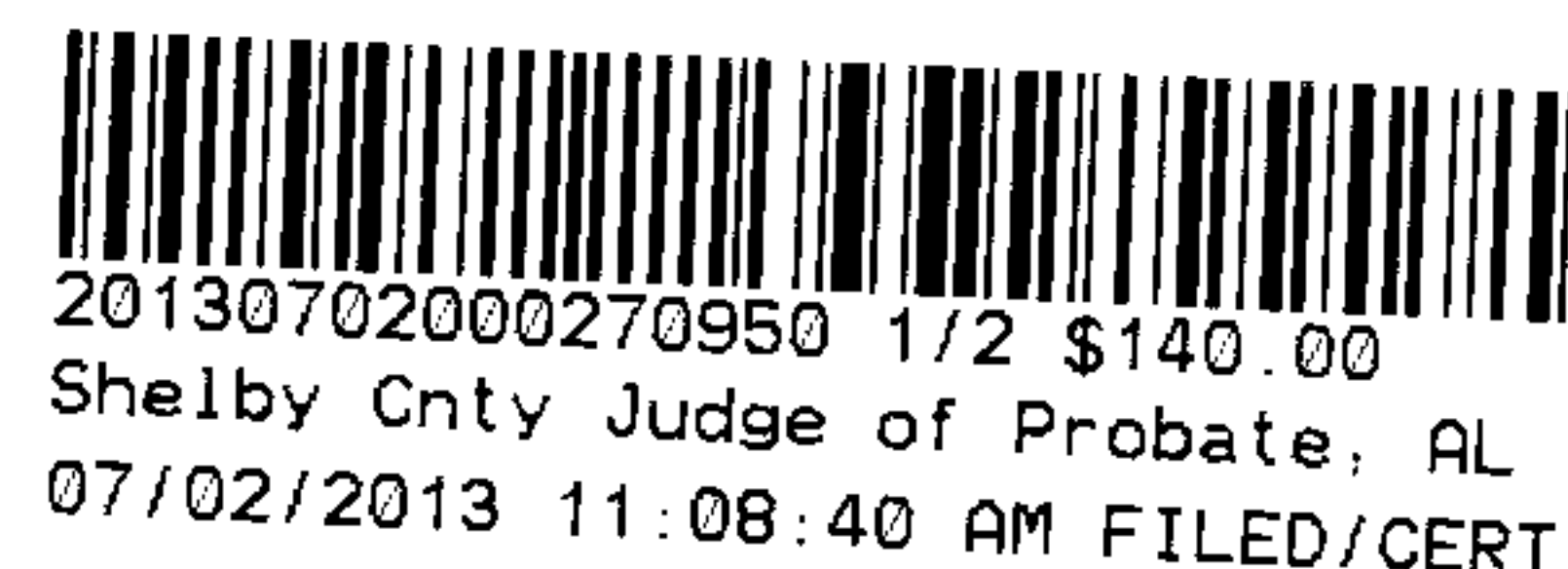


Send tax notice to: Charles A. Traffica, 1025 Kingston Rd., Chelsea, Al. 35043

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham Al. 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred twenty-five thousand and no/100 (\$125,000.00)**

Dollars the amount of which can be verified by the Sales Contract between the parties

hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein,
the receipt whereof is acknowledged, I or we

Rita Bostick, an unmarried woman , whose mailing address is:

314 East Rose Lane, Phoenix, AZ, 85012

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles A. Traffica and Eddie B. Traffica, whose mailing address is: 1025 Kingston Rd., Chelsea, Al. 35043

(herein referred to as grantees) as joint tenants with right of survivorship, the following
described real property situated in Shelby County, Alabama, the address of which is: 1045
Fairbanks Lane, Chelsea, Al. 35043 to-wit:

Lot 3-16, according to the Survey of Chelsea Park, 3rd Sector as recorded in Map Book 34, page
23A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way 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 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(s) and seal(s) this 22 day of
June, 2013.

Shelby County, AL 07/02/2013
State of Alabama
Deed Tax: \$125.00

Rita Bostick (SEAL)



State of ARIZONA

County of ✓ MARICOPA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rita Bostick, an unmarried woman, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of ✓ JUNE, 2013.


My commission expires: ✓

FEBRUARY 9, 2016

:

✓ *L Harville*

NOTARY PUBLIC


20130702000270950 2/2 \$140.00
Shelby Cnty Judge of Probate, AL
07/02/2013 11:08:40 AM FILED/CERT