

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

Send Tax Notice To:  
Dusty Herron  
116 Park Forest Terrace  
Alabaster, AL 35007  
(Also Property Address)

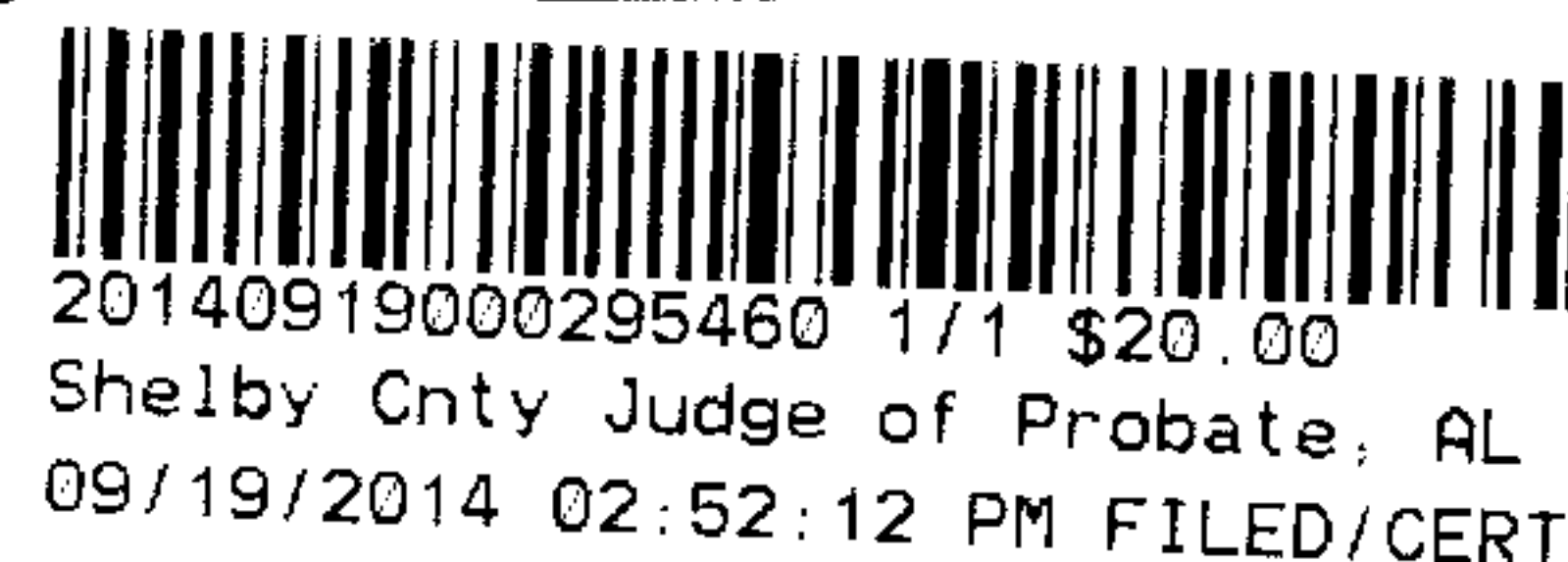
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety-Nine Thousand and No/100-----(\$199,000.00).  
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 Paul Carby and Samantha Carby, a married couple  
(Whose address is P.O. Box 986, Pelham, AL 35124)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto  
Dusty Herron and Krystle Herron  
(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:

Lots 34 and 35, according to the Survey of Park Forest Subdivision, Fourth Sector, as recorded in  
Map Book 18, Page 95, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, liens, restrictions, rights of way of record.

\$ 193,030.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith. \$ 5,970.00 of the purchase price recited above was  
paid from 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.

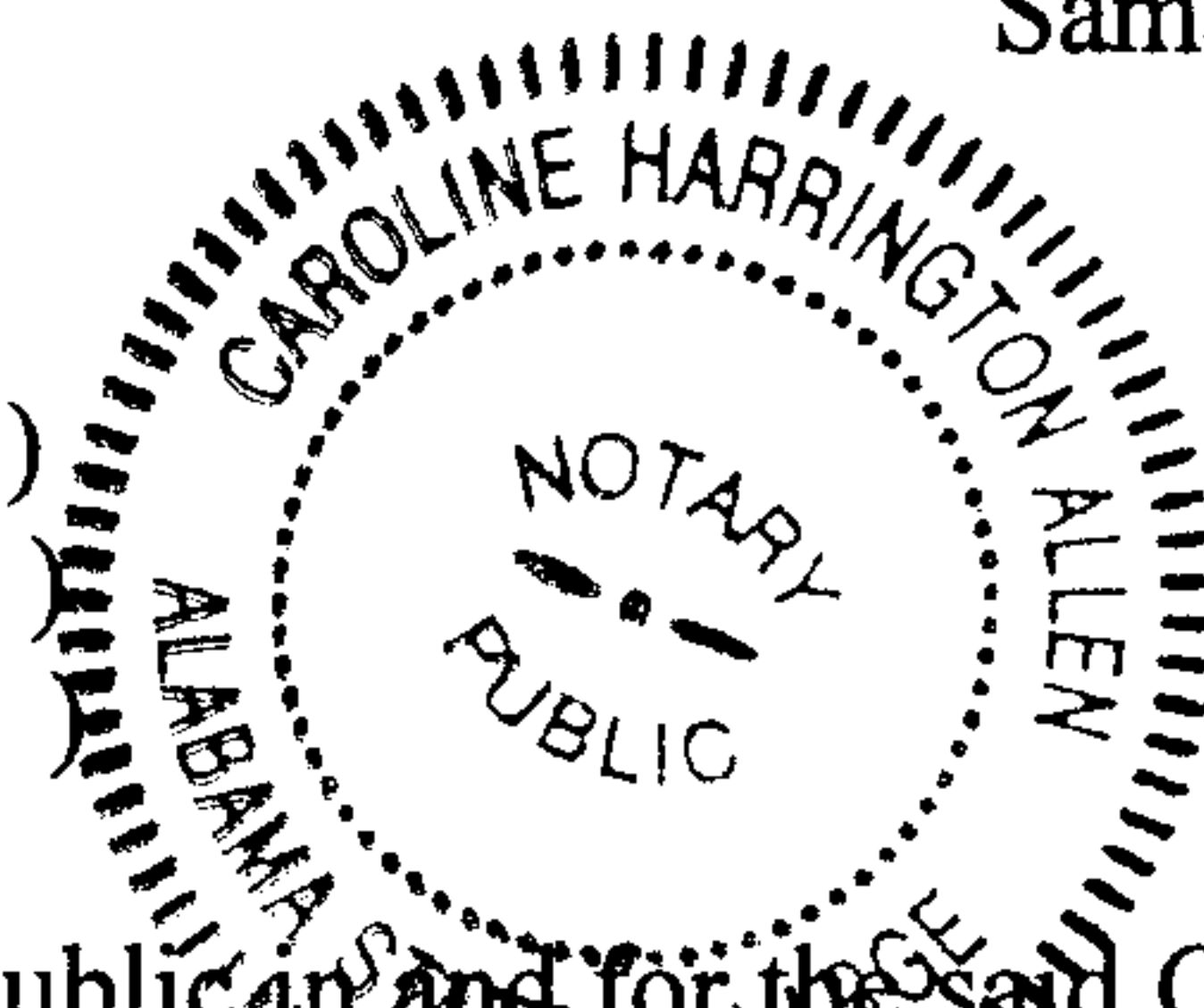
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 17th  
day of September, 2014.

Paul Carby (Seal)  
Paul Carby

Samantha Carby (Seal)  
Samantha Carby

Shelby County, AL 09/19/2014  
State of Alabama  
Deed Tax: \$6.00

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  
Paul Carby and Samantha Carby, 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, A.D., 2014.

My Commission Expires: 9/22/17

Caroline Harrington Allen  
Notary Public: Caroline Harrington Allen