

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

Send Tax Notice To:
Timothy A. Bruner
749 Old Cahaba Drive
Helena, AL 35080
(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 Eighty-Six Thousand and No/100----- (\$186,000.00)
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

Ricky L. Newton, a single man
(Whose address is 3046 Old Stone Dr.
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto Blount AL 35242

Timothy A. Bruner and Melisa A. Bruner
(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 641 according to the Survey of Old Cahaba, Westchester Sector, as recorded in Map Book 23,
Page 150, in the Probate Office of Shelby County, Alabama.

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

\$ 171,000.00 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 29th
day of April, 2015.

Ricky L. Newton (Seal) _____ (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
Ricky L. Newton, 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 29th day of April, A.D., 2015.

My Commission Expires: 09/22/17

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/30/2015 10:34:40 AM
\$29.00 CHERRY
20150430000141210

James W. Fuhrmeister