

# WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

SHANNON M. LAKE and MICHAEL LAKE

200 KENTWOOD DRIVE

ALABASTER, ALABAMA 35007

Inst. • 2000-14421

That in consideration of

**FIVE HUNDRED DOLLARS AND OTHER CONSIDERATIONS (\$500.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

we, SHANNON M. LAKE AND MICHAEL LAKE A MARRIED COUPLE AND HELEN K. ALISON A Single PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto

SHANNON M. LAKE and MICHAEL LAKE

(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 41, ACCORDING TO THE SURVEY OF KENTWOOD FIRST ADDITION AS RECORDED IN MAP BOOK 19, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**Subject to Easements, Restrictions and rights of way of record.**

To Have And To Hold unto the said Grantees SHANNON M. LAKE and MICHAEL LAKE 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, WE have hereunto set OUR hand(s) and seal(s), this 5<sup>th</sup> day of April, 2000.

WITNESS:

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

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

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

SHANNON M. LAKE

MICHAEL LAKE

HELEN K. ALISON

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that

SHANNON M. LAKE AND MICHAEL LAKE A MARRIED COUPLE AND HELEN K. ALISON A PERSON

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of April, A.D., 2000

NOTARY PUBLIC

MY COMMISSION EXPIRES: