

WARRANTY DEED WITH SURVIVORSHIP

Inst # 2001-22588

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Dale S. Marbut  
5020 Forestwood Lane  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY SEVEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$ 167,800.00 ) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **CHARLES H. BLACKMON AND WIFE, APRIL O. BLACKMON**, (herein referred to as Grantor) do grant, bargain, sell and convey unto

Dale S. Marbut and Michelle J. Trent Marbut

(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 113, according to the Survey of Southern Pines Fourth Sector, as recorded in Map Book 7, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 134,200.00 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 and seal, this 25th day of May, 2001.

Charles H. Blackmon  
Charles H. Blackmon

April O. Blackmon  
April O. Blackmon

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CHARLES H. BLACKMON AND WIFE, APRIL O. BLACKMON**, whose names are signed to the foregoing conveyance, and who 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 the 25th day of May, 2001.

Frank K. Bynum  
Notary Public

My Commission Expires:

11-20-2004

06/04/2001-22588  
01:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 45.00