

SEND TAX NOTICE TO:

(Name) Gregory Cleveland
301 Newgate Ct.
(Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216



20030926000648050 Pg 1/1 33.50
Shelby Cnty Judge of Probate, AL
09/26/2003 09:27:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two hundred twenty-two thousand and no/100 (\$222,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Alex G. Lawley an unmarried man

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

Gregory Cleveland and Kerri Cleveland

(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 17, Block 3, according to the Survey of Norwick Forest First Sector, as recorded in Map Book 11, page 63 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$177,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$22,200.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, and which is second and subordinate to the first mortgage recited above.

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, we have hereunto set our hand(s) and seal(s), this 10 day of September, 2003

WITNESS:

(Seal)

Alex G. Lawley
ALEX G. LAWLEY (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alex G. Lawley an unmarried man whose name s is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of September, 2003 A. D.,

My commission expires:

Patricia K. Martin