

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**



20050418000180920 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
04/18/2005 12:16:41PM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
JOHN MICHAEL KEE
LEAH KEE

(Name)

(Name)

2 OFFICE PARK CIRCLE, SUITE 105
BIRMINGHAM, ALABAMA 35223

200 NORTH TIMOTHY DRIVE
COLUMBIANA, AL 35051

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY SIX THOUSAND FIVE HUNDRED dollars (\$156,500.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), DAVID MICHAEL ACKERMAN, AN UNMARRIED PERSON (herein referred to as Grantor) do, grant, bargain, sell and convey unto JOHN MICHAEL KEE and LEAH KEE, HUSBAND AND WIFE (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 3-A AND 4-A, ACCORDING TO A RESURVEY OF LOTS 1 THROUGH 10 OF FIRST ADDITION OF TRIPLE SPRINGS, 2ND SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA, SITUATED IN SHELBY COUNTY ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 150,000.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to 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

Shelby County, AL 04/18/2005
State of Alabama

Deed Tax: \$6.50

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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 (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (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, I have hereunto set my hand and seal, 03/31/05.

David Michael Ackerman (Seal)
DAVID MICHAEL ACKERMAN

STATE OF GA
COUNTY OF Bartow

General Acknowledgment


I, Tammy Cabe, a Notary Public in and for said County in said State, hereby certify that DAVID MICHAEL ACKERMAN, AN UNMARRIED PERSON 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 03/31/05.

Tammy D. Cabe
Notary Public
EP. 7-29-08

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Return to: William Patrick Cockrell
WPC & Associates LLC
2 Office Park Circle
Suite 105
Birmingham, Alabama 35223


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