


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:

Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

  
20090114000012590 1/1 \$26.00  
Shelby Cnty Judge of Probate, AL  
01/14/2009 01:33:22PM FILED/CERT

Send Tax Notice to:

Jeremy W. Young  
2100 Hearthwood Lane  
Birmingham, AL. 35242

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

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED FORTY FIVE THOUSAND AND NO/00 DOLLARS (\$245,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **ERNEST R. YOUNG and wife, BERNICE W. YOUNG** (herein referred to as *Grantor*) grant, bargain, sell and convey unto, **JEREMY W. YOUNG and wife, ELISE YOUNG** (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

***Lot 1 of Hearthwood Subdivision as recorded in Map Book 16, Page 27, in the Probate Office of Shelby County, Alabama; being situated in Shelby county, Alabama.***

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2008.
2. Easements, restrictions, rights of way, and permits of record.

**\$230,0000.00** of the above-recited consideration was paid from a mortgage recorded 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 6<sup>th</sup> day of DECEMBER, 2007.

  
ERNEST R. YOUNG

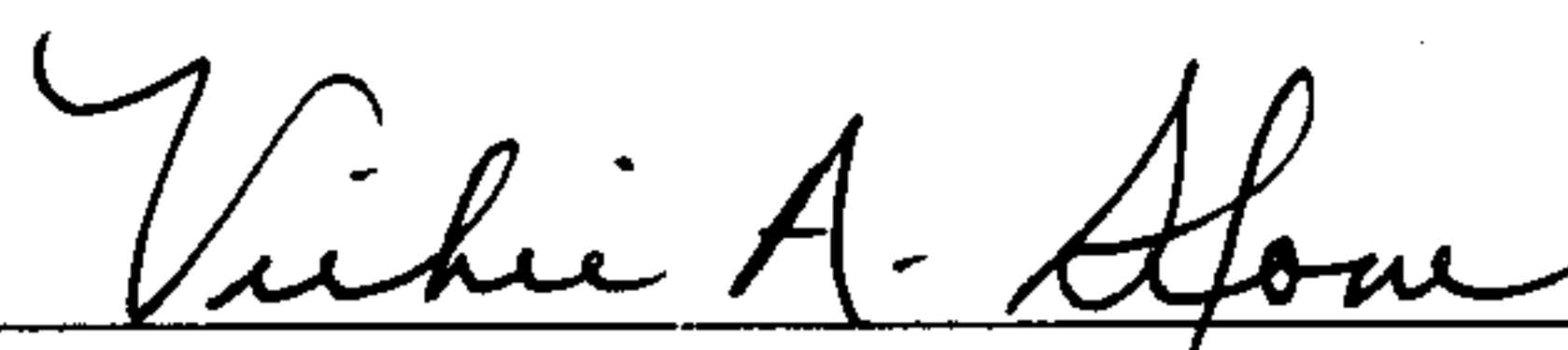
  
BERNICE W. YOUNG

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, Vickie A. Stone, a Notary Public in and for said County, in said State hereby certify that **ERNEST R. YOUNG and wife, BERNICE W. YOUNG**, 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 6<sup>th</sup> day of DECEMBER, 2007.

Shelby County, AL 01/14/2009  
State of Alabama  
Deed Tax: \$15.00

  
Notary Public

My Commission Expires: 3-19-08

