

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

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

SUSAN BETKE AND EDWARD BLEVINS

162 LAUREL WOODS DRIVE

HELENA, ALABAMA 35080

THAT IN CONSIDERATION OF **One Hundred Thirty-Five Thousand and 00/100 DOLLARS (\$135,000.00)**

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

DANIEL V. GRABEN

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

SUSAN BETKE AND EDWARD BLEVINS

(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 54 ACCORDING TO THE SURVEY OF LAUREL WOODS AS RECORDED IN MAP BOOK 16, PAGE 24, SHELBY COUNTY, ALABAMA RECORDS**

**Daniel Graben was the Surviving Grantee of that certain Warranty Deed with Survivorship filed in Instrument No. 2005090800043640, Hazel Graben, the other grantee having died on or about November 18, 2007 .**

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

**\$132,554.00** of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees SUSAN BETKE AND EDWARD BLEVINS 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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 19<sup>th</sup> day of December, 2008.

THE ESTATE OF DANIEL V. GRABEN CASE #PR-2008-000566

*Nancy Marie Graben* (Seal)

BY: NANCY MARIE GRABEN A/K/A NANCY G. SMITH, PERSONAL REPRESENTATIVE

Shelby County, AL 01/30/2009  
State of Alabama

Deed Tax: \$1.50

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that NANCY MARIE GRABEN A/K/A NANCY G. SMITH whose name as PERSONAL REPRESENTATIVE of THE ESTATE OF DANIEL V. GRABEN, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 19TH day of DECEMBER, 2008.

Given under my hand and official seal this 19th day of December A.D., 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

74429

PREPARED BY JEREMY LEE PARKER 1516 MONTGOMERY HWY STE 205 HOVER, AL 35216

