

903043

This instrument was prepared by
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P. O. Box 19144
Birmingham, AL 35219

SEND TAX NOTICE TO:
Paul A. O'Dell and Elisabeth O'Dell
123 Lake Lane
Alabaster, AL 35007



20090320000104100 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
03/20/2009 10:29:19AM FILED/CERT

Shelby County, AL 03/20/2009
State of Alabama

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Deed Tax: \$2.50

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **One Hundred Thirty Six Thousand and No/100 (\$136,000.00) Dollars** to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Dan Griffiths and Robin Griffiths, Husband and Wife**, (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Paul A. O'Dell Elisabeth O'Dell** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 - N.E. 1/4 SECTION 36, T 20 SOUTH, RANGE 3 WEST, AND RUN NORTH ALONG THE WEST LINE OF SAID QUARTER QUARTER A DISTANCE OF 472.83' TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 107.00' TO A POINT, THENCE TURN 89°19'52" RIGHT AND RUN EASTERLY A DISTANCE OF 101.74' TO A POINT, THENCE TURN 90°36'56" RIGHT AND RUN SOUTHERLY A DISTANCE OF 107.00' TO A POINT, THENCE TURN 89°23'06" RIGHT AND RUN WESTERLY A DISTANCE OF 101.84' TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Dan Griffiths Robin Griffiths by deed dated 2-17-2004 and recorded 2-19-2004 in Instrument 20040219000086360.

Subject to: (1) Taxes for the year 2009 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$133,536.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and 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, 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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this March

2009
KIMBERLY L. MEEK
NOTARY PUBLIC - MICHIGAN
WAYNE COUNTY
ACTING IN THE COUNTY OF Wayne (Seal)
MY COMMISSION EXPIRES JULY 16, 2014
NOTARY PUBLIC - MICHIGAN
WAYNE COUNTY
ACTING IN THE COUNTY OF Wayne (Seal)
MY COMMISSION EXPIRES JULY 16, 2014
STATE OF MICHIGAN

Dan Griffiths (Seal)
Dan Griffiths
Robin Griffiths (Seal)
Robin Griffiths

Wayne COUNTY

General Acknowledgement

I, KIMBERLY L. MEEK, a Notary Public in and for said County and State, hereby certify that Dan Griffiths and Robin Griffiths, whose names are signed to the foregoing conveyance, and who are known to me (or satisfactorily proven), 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 16 day of March, 2009.

Kimberly L. Meek (SEAL)
NOTARY PUBLIC FOR MICHIGAN

My Commission Expires: July 16, 2014

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