


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


20090626000246920 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
06/26/2009 09:58:13 AM FILED/CERT

CREATED WITHOUT THE BENEFIT OF A TITLE/ABSTRACT SEARCH

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

Send tax notice to:
THAD HOSEY
JODI HOSEY

(Name)

(Name)

1 PERIMETER PARK S SUITE 325N
BIRMINGHAM, ALABAMA 35243

990 HIGHWAY 10
MONTEVALLO, AL 35115

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND dollars (\$10,000.00) 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), GWENDOLYN MITCHELL, AN UNMARRIED PERSON (herein referred to as Grantor) do, grant, bargain, sell and convey unto THAD HOSEY and JODI HOSEY, 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:

SEE EXHIBIT A

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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Shelby County, AL 06/26/2009
State of Alabama
Deed Tax : \$10.00

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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, 04/29/2009.


Gwendolyn Mitchell (Seal)
GWENDOLYN MITCHELL

STATE OF ALABAMA
COUNTY OF Shelby


General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that GWENDOLYN MITCHELL, 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 04/29/2009.



Notary Public


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WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011

EXHIBIT A

That part of Lot No. 5 of the Estate of Pleasant Shaw in the NE $\frac{1}{4}$ of Section 19, Township 22, Range 3 West, Survey by R. S. Villadson, Registered Engineer No. 5929, Map of which is recorded in the office of the Probate Judge of Map Record 3, Page 49, described as follows:

Begin at the Southwest corner of Lot No. 1 which is the P. J. Shaw Lot and run West along the North right-of-way of the Montevallo & Aldrich paved road 587 feet to point of beginning; thence continue West 100 feet to an iron stake on the East right-of-way of a 20 foot driveway; thence North 205 feet; thence East 100 feet; thence South 205 feet to point of beginning.



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