

SEND TAX NOTICE TO:

Andrea & Michael Emery  
1231 Al Seier Rd.  
Birmingham, AL 35226

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH WAS SPECIFICALLY DECLINED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION USED WAS PROVIDED BY THE GRANTOR.**

STATE OF ALABAMA:  
JEFFERSON COUNTY:

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWENTY-FIVE THOUSAND AND NO/100.....(\$25,000.00) Dollars**, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **GEOFF HOGG, A Married Man; and ANDREA EMERY, A Married Woman** (herein referred to as Grantors), do grant, bargain, sell and convey unto **ANDREA EMERY and MICHAEL EMERY** (hereinafter referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Lot 27, according to the Survey of Sugar Hill Townhomes, as recorded in Map Book 28, Page 115, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject to:

1. Taxes for 2010 and subsequent years, not yet due and payable.
2. Building setback line shown by recorded plat Map Book 28 page 115 in the Probate Office.
3. Easements as shown by recorded plat Map Book 28 page 115 in the Probate Office.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 2002-13034 in the Probate Office.
5. Transmission Line permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Deed 141 page 508 in the Probate Office.
6. Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Real 50 page 795 in the Probate Office.
7. Restrictions, limitations, conditions and other provisions as set out in Map Book 28, page 115 in the Probate Office.
8. Sinkhole as set out in Inst. No. 2001-34997 in the Probate Office.
9. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

Shelby County, AL 06/25/2010  
State of Alabama  
Deed Tax : \$25.00


**The above described property is not the homestead property of the Grantors, or of the Grantor's spouses.**

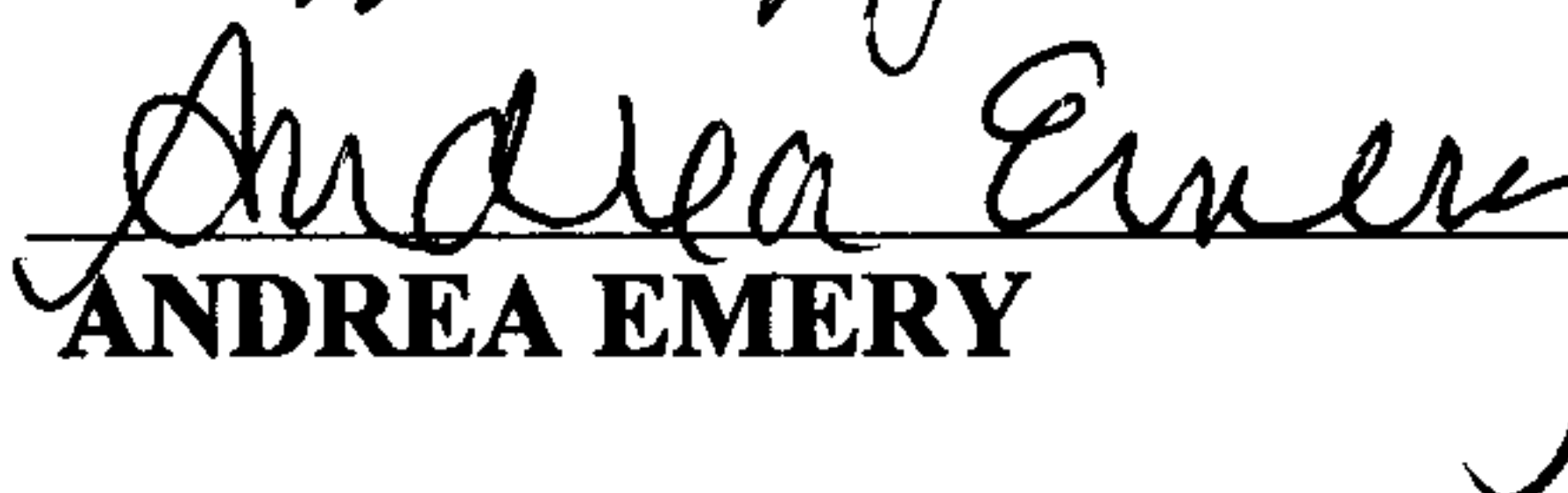
**The intent of this deed is to transfer GEOFF HOGG'S one-third (1/3) interest; And ANDREA EMERY'S two-thirds (2/3) interest, in the above property to the Grantees named herein.**

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this 23rd day of June, 2010.

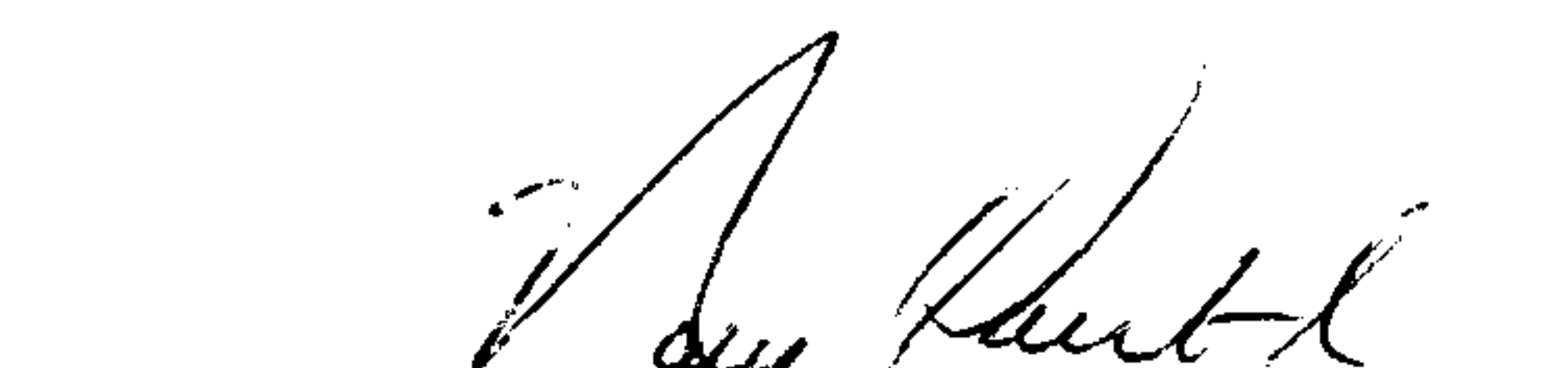
  
\_\_\_\_\_  
**GEOFF HOGG** (Seal)

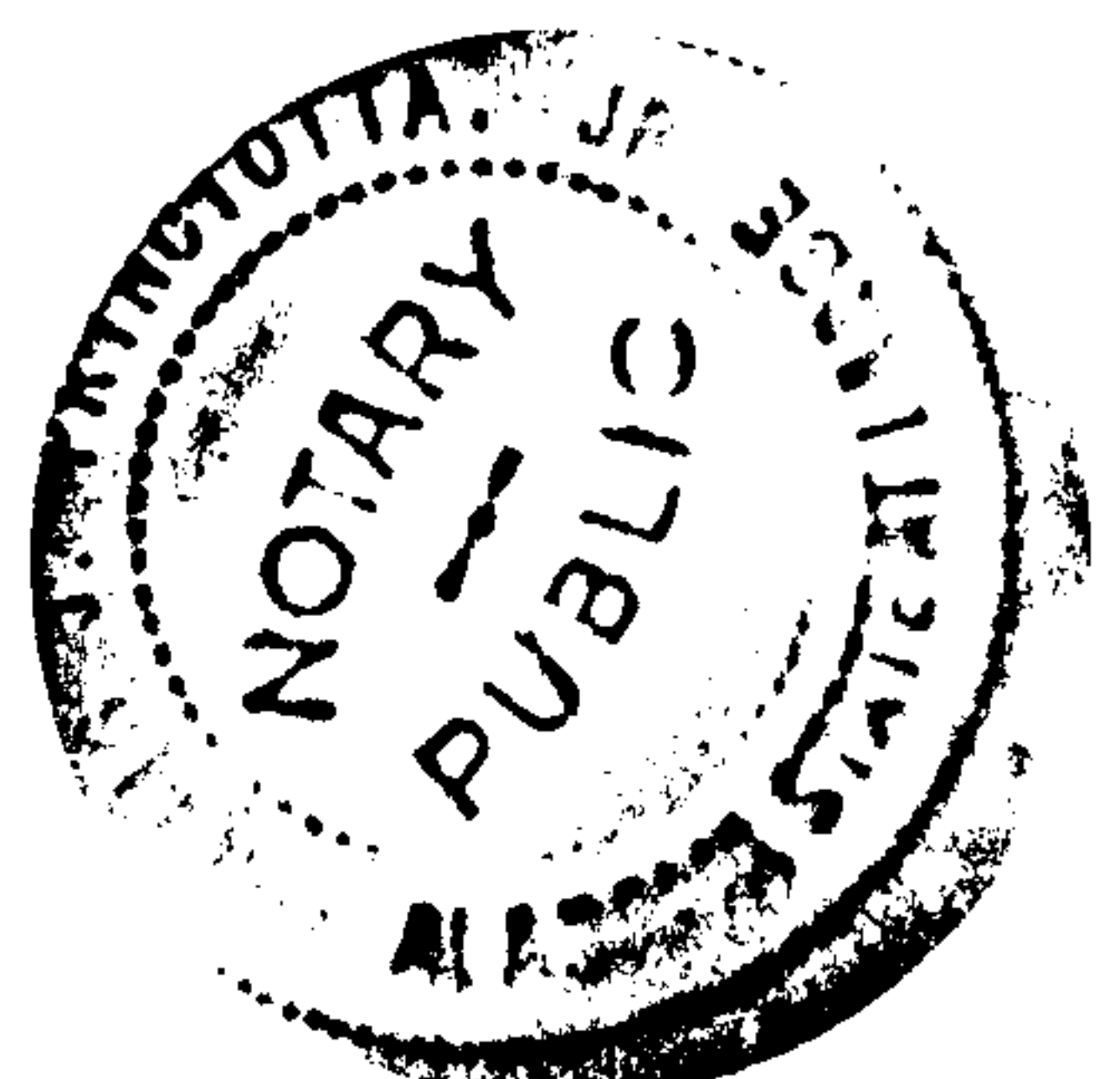
  
\_\_\_\_\_  
**ANDREA EMERY** (Seal)

STATE OF ALABAMA:  
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **GEOFF HOGG, A Married Man; and ANDREA EMERY, A Married Woman**, 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 23rd day of June, 2010.

  
\_\_\_\_\_  
Notary Public



My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Nov 5, 2011**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**



20100625000203470 2/2 \$39.00  
Shelby Cnty Judge of Probate, AL  
06/25/2010 03:02:50 PM FILED/CERT