


WARRANTY DEED
Joint Tenants with Rights of Survivorship


20110921000278820 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
09/21/2011 10:27:48 AM FILED/CERT

STATE OF Florida
COUNTY OF Okaloosa

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Thirty Six Thousand and no/100 Dollars (\$136,000.00)** and other good and valuable consideration to the undersigned grantors,

JOHN S. GLISSON and wife, KAREN C. GLISSON

in hand paid by the grantee,

PHILLIP AUGUSTUS JERNIGAN and MARGARET ROBYN JERNIGAN

(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 6, according to the Survey of O'Hara Subdivision, as recorded in Map Book 35, page 77, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the right to use the easement running from Tara drive through O'Hara Subdivision, as depicted on the plat of said O'Hara Subdivision.

Subject to:

- 1. 2012 and subsequent years ad valorem taxes.**
- 2. Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.**
- 3. Restrictions, covenants and conditions set out in Instrument 20050727000376150.**
- 4. Restrictions, limitations and conditions set out in Map Book 35, page 77.**
- 5. Rights of others in and to use the easement as set out in Map Book 35, page 77**
- 6. Easement along the westerly boundary of subject property of 30 feet as shown by Map Book 35, page 77.**
- 7. Restrictions and conditions applicable to the construction on subject lot.**
- 8. Pipeline easement along the South side as shown by plat map.**



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9. Encroachment of asphalt road (O'Hara Drive) onto the land as shown by survey dated August 17, 2011.

\$102,000.00 of the above consideration is paid by a Purchase Money Mortgage filed 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 that 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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 hand and seal, this the 12th day of September, 2011.

WITNESS:

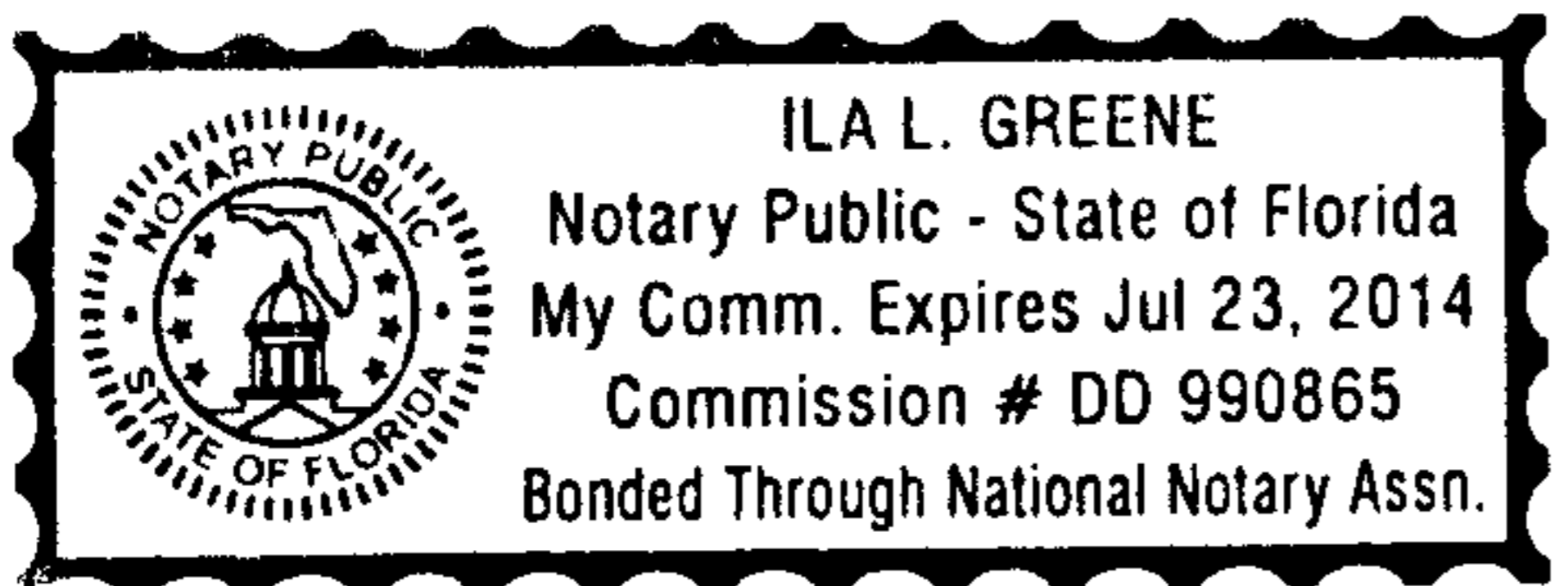
Veronica Aquino
Veronica Aquino
Ilia Green
Ilia Green

John S. Glisson
JOHN S. GLISSON
Karen C. Glisson
KAREN C. GLISSON

STATE OF Florida
COUNTY OF Okaloosa

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that John S. Glisson and Karen C. Glisson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 12th day of September, 2011.



Ilia Green
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

**F. Wayne Keith, Attorney
15 Southlake Lane, Suite 150
Birmingham, Alabama 35244**

SEND TAX NOTICE TO:

**Phillip Jernigan
6151 Edgefield Lane
Pinson, Alabama 35126**



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Shelby County, AL 09/21/2011
State of Alabama
Deed Tax: \$34.00