

*This instrument was prepared by:*  
David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

*Send tax notice to:*  
Joseph L. James  
113 Indian Landing Road  
Pelham, Alabama 35124

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

Shelby County, AL 10/20/2011  
State of Alabama  
Deed Tax: \$80.00

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Six Thousand and 00/100 Dollars (\$206,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

**Karen Robinson, and her husband Steve Robinson**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Joseph L. James and Sherry A. James**

(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 28, according to the Survey of Indian Creek, Phase III,  
as recorded in Map Book 15, Page 74, in the Probate Office  
of Shelby County, Alabama.**

\$126,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

**The grantor Karen Robinson is one and the same as Karen Boles Alford, grantee in the deed recorded in Instrument 2000-06876, and Karen B. Alford, grantee in the deed recorded in Instrument 2001-19342.**

Subject to: (1) 2012 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 14th day of October, 2011.

BY: Karen Robinson (Seal)  
Karen Robinson

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

BY: Steve Robinson (Seal)  
Steve Robinson

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Karen Robinson and Steve Robinson, 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 14th day of October, 2011.

David P. Condon  
Notary Public: David P. Condon  
My Commission Expires: 2-12-14