

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Charles W. Shelton  
16290 Hwy 42  
Shelby Ala 35045

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

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Bedelia M. Swaggard, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Charles W. Shelton and Peggy Sue Shelton** (herein referred to as **Grantees**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*Lot 11-A of a resurvey of Lots 10 and 11 of Lake Meadows, Second Sector, Map Book 42 page 141, Shelby County, Alabama.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9<sup>th</sup> day of April, 2012 .

Bedelia M. Swaggard  
**Bedelia M. Swaggard**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Bedelia M. Swaggard**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of April, 2012.

  
20120411000124270 1/1 \$17.00  
Shelby Cnty Judge of Probate, AL  
04/11/2012 01:10:25 PM FILED/CERT

Michael T. Atchison  
Notary Public  
My Commission Expires:

MICHAEL T. ATCHISON  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES 10/16/2012

Shelby County, AL 04/11/2012  
State of Alabama  
Deed Tax: \$5.00