

WARRANTY DEED

STATE OF ALABAMA:

COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that **MICHAEL JACKSON** and **PHARSHWANTHIA D. JACKSON aka PHARSHAWNTHIA D. JACKSON**, husband and wife, the **GRANTORS**, for and in consideration of the sum of **EIGHTY FIVE THOUSAND AND NO DOLLARS (\$85,000.00)** and other good and valuable consideration hereby acknowledge to have been paid to the said **GRANTORS** by **MICHAEL JACKSON** and **PHARSHAWNTHIA D. JACKSON**, the **GRANTEES**, do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said **GRANTEES**, as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of said **GRANTEES**, the remainder to the survivor of said **GRANTEES**, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

Lot 14, according to the Survey of Cobblestone Village, as recorded in Map Book 19, Page 76, in the Probate Office of Shelby County, Alabama.


THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING:

1. Any and all reservations, restrictions, easements, right of ways, covenants and/or encumbrances which may appear of record in the Probate Court Records.
2. Building setback line and drainage and utility easements as shown on the recorded plat of said subdivision.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **GRANTEES** during their concurrent lives, and upon the death of either of said **GRANTEES**, to the survivor of said **GRANTEES**, and to the heirs and assigns of said survivor, in fee simple, **FOREVER**.

And, except as to the above and taxes hereafter falling due, which are assumed by the **GRANTEES**, the **GRANTORS** for **GRANTORS** and for the heirs and assigns of **GRANTORS**, hereby **COVENANT AND WARRANT** to and with the said **GRANTEES**, the survivor of said **GRANTEES**, and the heirs and assigns of said survivor, that **GRANTORS** are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same; that **GRANTORS** are in quiet and peaceable possession thereof; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and **GRANTORS** do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said real property, and the possession thereof, unto the said **GRANTEES** the survivor of said **GRANTEES**, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, **GRANTORS** have set their hands and seals on this the 23 day of December, 2013.


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Shelby Cnty Judge of Probate, AL
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MICHAEL JACKSON

Pharshawnthia D. Jackson
PHARSHWANTHIA D. JACKSON aka
PHARSHAWNTHIA D. JACKSON

STATE OF ALABAMA:

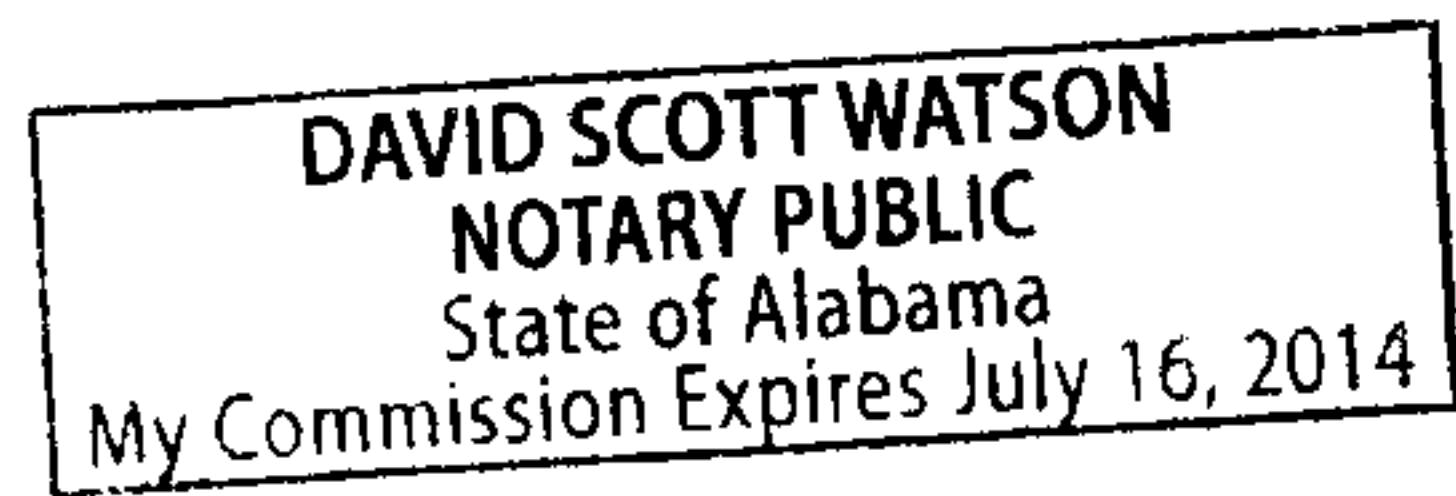
COUNTY OF SHELBY:

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **MICHAEL JACKSON** and **PHARSHWANTHIA D. JACKSON** aka **PHARSHAWNTHIA D. JACKSON**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the same bears date.

Given under my hand and seal on this 23 day of December, 2013.

David Scott Watson
NOTARY PUBLIC
My Commission Expires: July 16, 2014

This instrument prepared by:
Lori Meadows, Esquire
24407 Lauder Place
Orange Beach, AL 36561
(251) 942-5541




Grantors' address:

112 Cobblestone Terrace
Pelham, AL 35124

Grantees' address:

112 Cobblestone Terrace
Pelham, AL 35124


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