



THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to:
Michael Franklin McDurmont
Linda C. McDurmont
2216 Hearthwood Circle
Birmingham, AL 35242

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA Source of Title Dees Book 2008, PAGE 18565 144575
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Michael Franklin McDurmont and wife, Linda C. McDurmont, (herein referred to as grantors) do grant, bargain, sell and convey unto Michael Franklin McDurmont and wife, Linda C. McDurmont (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 8, according to the Survey of Hearthwood Subdivision, as recorded in Map Book 16, Page 27, in the Probate Office of Shelby County, Alabama.

The purpose of this deed is to add the spouse to the title and to create survivorship.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this January 13, 2016

Michael Franklin McDurmont

Linda C. McDurmont

STATE OF ALABAMA
Shelou COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Franklin McDurmont and wife, Linda C. McDurmont, 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 first written above.

Given under my hand and official seal on January 13, 2016

My commission expires: 190

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Shelby County, AL 01/21/2016 State of Alabama Deed Tax:\$138.50

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