

Please Send Tax Notice to:  
John A. Farmer Jr. & Sharon S. Farmer  
1017 Lake Point Lane, Hoover, AL 35244

STATE OF ALABAMA )  
SHELBY COUNTY )

**WARRANTY DEED**

**JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fifty-Eight Thousand Five Hundred and NO/100 (\$258,500.00) Dollars and other good and valuable consideration to the undersigned, Willard C. Doty and his wife Marjorie A. Doty, herein referred to as Grantor, in hand paid by John A. Farmer Jr. and his wife Sharon S. Farmer, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, all of their current interest, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2011, according to the Survey of Lake Point Estates, as recorded in Map Book 11, Page 57, in the Probate Office of Shelby County, Alabama.

**TITLE NOT EXAMINED BY PREPARER**


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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 2nd day of March, 1998.

  
Willard C. Doty

  
Marjorie A. Doty

STATE OF ALABAMA )  
Jefferson COUNTY )

I, the undersigned authority, in and for said County, in said State, hereby certify that Willard C. Doty and his wife Marjorie A. Doty whose name 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 1998.

  
NOTARY PUBLIC  
My Commission Expires:

This document prepared by:  
Mitchell & Graham P.C.,  
Attorneys at Law  
3021 Lorna Road Suite 100  
Hoover, Alabama 35216

Inst # 1998-07608

03/05/1998-07608  
10:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 47.50

Inst # 1998-07608