

This instrument was prepared by

(Name) Patricia K. Martin, PC  
2990 Columbiana Rd.  
Birmingham, Al. 35216  
(Address) \_\_\_\_\_

Send Tax Notice To: Randy T. Bryant

name 146 Winterhaven Drive  
Alabaster, Al 35007  
address \_\_\_\_\_

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA**

Shelby COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ninety-eight thousand five hundred and no/100 (\$98,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
Mary R. Ackland, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Randy T. Bryant and Meredith L. Sherrell

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 9, Block 4, according to the Survey of Bermuda Hills, Second Sector, First Addition, as recorded in Map Book 7, page 16 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$97,694.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 2000-26415

08/04/2000-26415

10:05 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MMS 9.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 24 day of July, 2000.

WITNESS:

(Seal)

Mary R. Ackland

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

Jefferson COUNTY

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary R. Ackland, an unmarried woman, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of July, 2000 A. D., 2000

Patricia K. Martin

Notary Public