

This instrument was prepared by

Send Tax Notice To: Jason Bragg McIntosh
name
103 Cedar Bend Drive
address
Helena, Alabama 35080

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand and no/100-----(\$118,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Paulette Garrett Richardson and husband, Matthew Richardson

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

Jason Bragg McIntosh and Ashley E. McIntosh

(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 40, in Block 2, according to the Survey of Cedar Bend, Phase 1, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 106,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Paulette Garrett Richardson is one and the same person as Paulette Garrett.

Inst # 2001-28522

07/10/2001-28522
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 23.00

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, 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29th day of June, ~~19~~ 2001.

_____(Seal) Paulette Garrett Richardson (Seal)
Paulette Garrett Richardson
_____(Seal) _____ (Seal)
_____(Seal) Matthew Richardson (Seal)
Matthew Richardson

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paulette Garrett Richardson and Matthew Richardson whose name(s) 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 the same bears date.

Given under my hand and official seal this 29th day of June A.D., ~~19~~ 2001.

William H. Halbrooks
William H. Halbrooks Notary Public