

Under supervision of:
This instrument was prepared by
(Name) Nathan C. Lee, Esq.

(Address) P.O. Box 358, Chester, Virginia 23831

Send Tax Notice To: Jennifer Coleman Boyd
Name
1238 Old Cahaba Trace
Address
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ~~ALABAMA~~ LOUISIANA
KNOW ALL MEN BY THESE PRESENTS,
Caddo ~~COUNTY~~ PARISH

That in consideration of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100 (149,900.00)

To the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, CASSIUS M. BURRELL and TRACEY D. BURRELL, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Jennifer Coleman Boyd and Norman Gregory Boyd (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 338, according to the Survey of Old Cahaba, Oak Ridge Sector Second Addition, as recorded in Map Book 27, page 52, in the Probate Office of Shelby County, Alabama

Property address: 1238 Old Cahaba Trace, Helena, Alabama 35080

Subject to restrictions of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments not yet due and payable.
\$142,400.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.
TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intentions 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 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 ✓ 12th
Day of ✓ February, ✓ 2002.

X <u>[Signature]</u> (Seal)	X <u>Cassius M. Burrell</u> (Seal)
X <u>[Signature]</u> (Seal)	X <u>Tracey D. Burrell</u> (Seal)
_____ (Seal)	_____ (Seal)

STATE OF ~~ALABAMA~~ Louisiana
✓ Caddo ~~COUNTY~~ Parish

General Acknowledgement

I, ✓ Robin H. McCole, a Notary Public in and for said County, in said State, hereby certify that Cassius M. Burrell and Tracey D. Burrell, husband and wife 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 ✓ 12th day of ✓ February, A.D., ✓ 2002
X Robin H. McCole

Notary Public
My Commission Expires: ✓