


Send tax notice to:
Jason G. Anderson
Luanne D. Anderson
1552 Co. Rd. 95
Alabaster, Alabama 35007


20021029000533760 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
10/29/2002 11:21:00 FILED/CERTIFIED
This Instrument Prepared By:
Gilmer T. Simmons
Simmons & Simmons, P.C.
1163 Center Point Parkway
Suite 100
Birmingham, Alabama 35215

STATE OF ALABAMA)
COUNTY OF SHELBY)

value \$ 10.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

Jason G. Anderson and Luanne D. Anderson, husband and wife, and **Emma G.C. Anderson**, a married person *ECA*

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

Jason G. Anderson and Luanne D. Anderson,

(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 6, according to the Survey of Portsmouth, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

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

The above described property does not constitute the homestead of Emma G. Anderson or her spouse.

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, I have hereunto set my hand and seal, this

_____ day of _____, 2002.

Jason G. Anderson (Seal) Luanne D. Anderson (Seal)
Jason G. Anderson Luanne D. Anderson

Emma G. Anderson (Seal) _____ (Seal)
Emma G. Anderson

STATE OF ALABAMA)

COUNTY OF Shelby)

I, Elaine S. McGee, a Notary Public in and for said County, in said State, hereby certify that **Jason G. Anderson** and **Luanne D. Anderson**, husband and wife, and **Emma G. Anderson**, a married person, 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 the same bears date.

Given under my hand and official seal this the 21st day of October, 2002.

October, 2002.

Elaine S. McGee
Notary Public
My Commission expires: 2/2/05