

THIS INSTRUMENT PREPARED BY:  
THOMAS L. FOSTER, ATTORNEY  
1201 N. 19<sup>TH</sup> STREET  
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:  
Mrs. Michael O Vann  
246 Crest Lake Dr  
Bham AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA ) KNOW ALL MEN BY THESE PRESENTS,  
JEFFERSON COUNTY )

That in consideration of --Two Hundred Three Thousand and 00/100--(\$203,000.00)--DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt is  
acknowledged, we,

Ronald Scott, a un married man and Donald Scott, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael O. Vann and Susan H. Vann

(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 30, in Block 2, according to the Survey of Amended Map of Southlake Crest,  
2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby  
County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.



\$162,400.00 of the consideration recited above was paid from a mortgage loan executed  
simultaneously herewith.

This property is not the homestead of the undersigned grantors.

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 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/we have hereunto set my/our hand(s) and seal(s) this 8th  
day of April, 2003.

 (Seal)  
Ronald Scott  
 (Seal)  
Donald Scott

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that Ronald Scott, a un-married man and Donald Scott, a married man  
whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before  
me on this day, that being informed of the contents of the conveyance, he/she/they executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April  
2003.

  
NOTARY PUBLIC