

2003 3646
Recorded in the Above
DEED Book & Page
05-01-2003 04:53:17 PM
Wallace Wyatt Jr - Probate Judge
St. Clair County, Alabama

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, Sixty One Thousand, Nine Hundred and no/100's Dollars (\$161,900.00) to the undersigned grantor, BETTY S. BRYANT, an unmarried woman, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said BETTY S. BRYANT grants, bargains, sells and conveys unto RICHARD KNIGHTON and LISA KNIGHTON as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey of Old Mill Trace, 2nd Sector, as recorded in Map Book 8, page 156, in the Probate Office of Shelby County, Alabama.

\$129,520.00 of the consideration is paid by a Mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 the 25th day of April, 2003.

WITNESS:


BETTY S. BRYANT

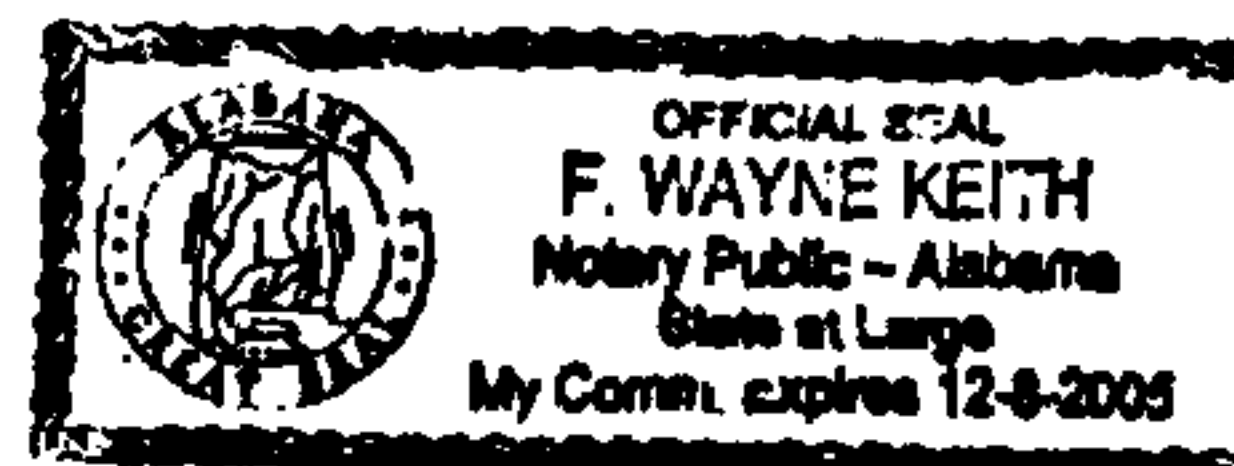
STATE OF ALABAMA
JEFFERSON COUNTY

Book/Pg: 2003/3646
Term/Cashier: N RECORD2 / AnyD
Tran: 2115.44178.64879
Recorded: 05-01-2003 16:53:42
CER Certification Fee 1.00
DFE Deed Tax 32.50
PJF Special Index Fee 5.50
REC Recording Fee 3.00

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Betty S. Bryant, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25th day of April, 2003.

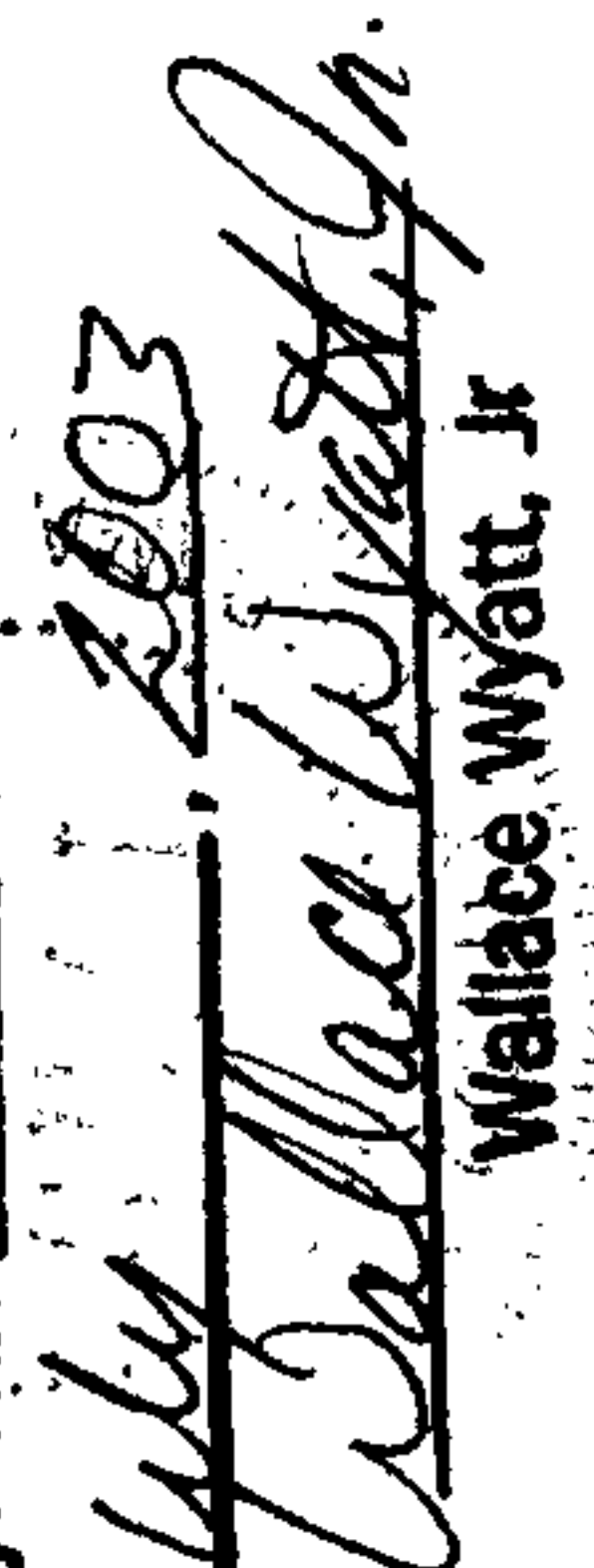

Notary Public




This instrument was prepared by:
F. Wayne Keith, Attorney
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

Send Tax Notice to:
Richard Knighton
5235 Old Mill Circle
Pelham, Alabama 35124

This is to certify that this is a true and exact copy. This 16 day of July, 2003


Wallace Wyatt, Jr.


20030730000489100 Pg 1/1 43.50
Shelby Cnty Judge of Probate, AL
07/30/2003 10:37:00 FILED/CERTIFIED