

This instrument was prepared by:
Lori A. Newell
2308 Ridge Trail
Birmingham, AL 35242

Send Tax Notice To: Lori A. Newell
2308 Ridge Trail
Birmingham, AL 35242
3-1557

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20030905000593740 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
09/05/2003 09:56:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred dollars and Zero cents (\$500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Lori A. Dyer, a married woman** (herein referred to as grantors) do grant, bargain, sell and convey unto **Lori A. Newell and Ronald H. Newell** (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 3, according to the Survey of The Ridge at Meadowbrook, First Sector, as recorded in Map Book 14, page 41 A & B, in the Probate Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 4th day of September, 2003.

(Seal) Lori A. Dyer (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Daniel R. Ellis, a Notary Public in and for said County, in said State, hereby certify that **Lori A. Dyer, a married woman** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2003.

Notary Public

[Signature]
my commission expires 01/17/06

St Security