

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



20040701000363130 Pg 1/1 43.50
Shelby Cnty Judge of Probate, AL
07/01/2004 10:49:00 FILED/CERTIFIED

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

ALICE HARDY and DONALD HARDY

107 ASHTON WOODS DRIVE

CHELSEA ALABAMA 35051

THAT IN CONSIDERATION OF **One Hundred Fifty-Six Thousand Nine Hundred and 00/100 DOLLARS (\$156,900)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, KIM D. MCDONALD, A Single KL PERSON

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

ALICE HARDY and DONALD HARDY

(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 2, ACCORDING TO THE SURVEY OF ASHTON WOODS, 1ST PHASE, AS RECORDED IN MAP BOOK 23, PAGE 160, IN THE PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to Easements, Restrictions and rights of way of record.

124,720.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees ALICE HARDY and DONALD HARDY 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/WE have hereunto set MY/OUR hand(s) and seal(s), this 1st day of June, 2004.

WITNESS:

_____(Seal)

Kim D. McDonald (Seal)
KIM D. MCDONALD

_____(Seal)

_____(Seal)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that KIM D. MCDONALD, A single PERSON 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 THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June A.D., 20 04.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Phyllis L Parker
2-19-07

66366

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216