

This instrument was prepared by:  
L. Brooks Burdette  
1930 Edwards Lake Rd. Suite 126  
Birmingham, AL 35235

Send Tax Notice To: Matthew Waters  
1934 Lemon Mint Dr.  
Birmingham, AL 35244

800  
300  
4400  
550

20040715000392010 Pg 1/1 55.00  
Shelby Cnty Judge of Probate, AL  
07/15/2004 14:31:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Nineteen Thousand Nine Hundred dollars and Zero cents (\$219,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Thomas Dickinson and wife, Laurie Dickinson** (herein referred to as grantors) do grant, bargain, sell and convey unto **Matthew Waters and wife, Jennie M. Waters** (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 34, according to the Survey of Second Addition to Riverchase West as recorded in Map Book 7, Page 59 in the Probate Office of Shelby County, Alabama**

\$175,920.00 of the consideration herein was derived from a Purchase Money Mortgage closed simultaneously herewith.

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, we have hereunto set our hands and seals, this 28<sup>th</sup> day of June, 2004.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Thomas Dickinson

\_\_\_\_\_  
(Seal)

Laurie Dickinson

STATE OF ALABAMA

}

General Acknowledgment

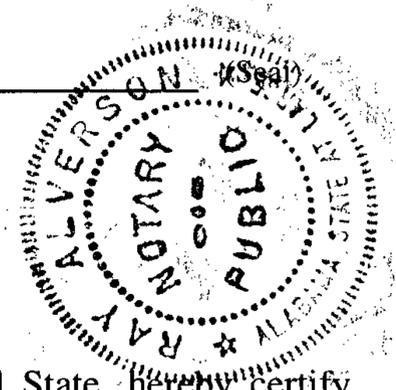
SHELBY COUNTY

I, Ray Alverson, a Notary Public in and for said County, in said State, hereby certify that **Thomas Dickinson and wife, Laurie Dickinson** 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 28<sup>th</sup> day of June, 2004.

MY COMMISSION EXPIRES JULY 27, 2005

Notary Public



4-938