

**WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**



20040810000447480 Pg 1/1 33.00  
Shelby Cnty Judge of Probate, AL  
08/10/2004 08:38:00 FILED/CERTIFIED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of ONE HUNDRED EIGHT THOUSAND SEVEN HUNDRE AND FIFTY Dollars (\$108,750.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **FRANK GHOLSON AND JENNIFER GHOLSON, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **GARY L. MARXEN, II AND CHRISTINA W. MARXEN, HUSBAND AND WIFE** (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

**LOT 2, ACCORDING TO SURVEY OF SOMMERSBY TOWNHOMES, AS RECORDED IN MAP BOOK 20, PAGE 112 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.**

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 grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee 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 grantee, 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 grantee, his, her or 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 seals(s), this \_\_\_\_\_ day of JULY, 2004.

  
\_\_\_\_\_  
FRANK GHOLSON (Seal)

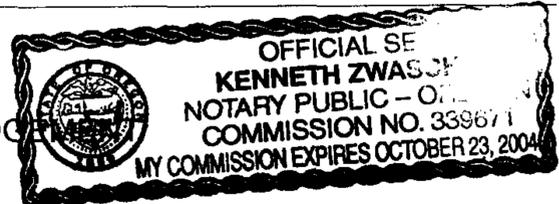
  
\_\_\_\_\_  
JENNIFER GHOLSON (Seal)

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

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

STATE OF Oregon )  
COUNTY OF Multnomah )

GENERAL ACKNOWLEDGMENT



I,  \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that **FRANK GHOLSON AND JENNIFER GHOLSON, HUSBAND AND WIFE**, whose name(s) is (are) known to me, acknowledged before me on this date, 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 15 day of JULY, 2004.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

MORTGAGE IN THE AMOUNT OF \$87,000.00 BEING RECORDED WITH DEED