



This instrument was prepared by  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Landon Deakle  
name  
724 Whippoorwill Drive  
address  
Birmingham, AL 35244

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

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY EIGHT THOUSAND AND NO/100-----  
----- DOLLARS (\$228,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Kathryn D. Lorenzo *and Husband, John Lorenzo*

(herein referred to as grantors) do grant, bargain, sell and convey unto Landon Deakle and wife, Ashley Olson Deakle

(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 32, according to the third addition, Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 139, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 2004.

Subject to easements, restrictions and right of way of record.

\$ 228000.00 of the purchase price was paid from the proceeds of a mortgage loan 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, I have hereunto set my hand(s) and seal(s), this 20th day of September, 2004.

\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
*Kathryn D. Lorenzo*  
Kathryn D. Lorenzo  
*John Lorenzo*  
John Lorenzo

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Kathryn D. Lorenzo and Husband, John Lorenzo whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September A.D., 2004

*Larry L. Halcomb*  
Larry L. Halcomb Notary Public