



20041021000581040 Pg 1/1 38.50
Shelby Cnty Judge of Probate, AL
10/21/2004 10:10:00 FILED/CERTIFIED

SEND FAX NOTICE TO:
Harrell W. Mayo and Jennifer L. Mayo
167 Ashford Lane
Alabaster, Alabama 35007

This instrument was prepared by
Joseph Somma
Attorney at Law
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **One Hundred Thirty Seven Thousand Five Hundred dollars and No/100 Dollars (\$137,500.00)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Esther L. Hightower a single woman
(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto
Harrell W. Mayo and Jennifer L. Mayo husband and wife
(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

**LOT 28, ACCORDING TO THE SURVEY OF THIRD ADDITION TO ASHFORD HEIGHTS
AS RECORDED IN MAP BOOK 17 PAGE 144 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**

SITUATED IN SHELBY COUNTY, ALABAMA.

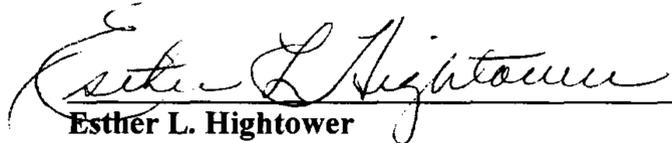
Subject to: (1) Taxes for the year 2004 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$110,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **September 30, 2004**.

 (Seal)
Esther L. Hightower

STATE OF ALABAMA

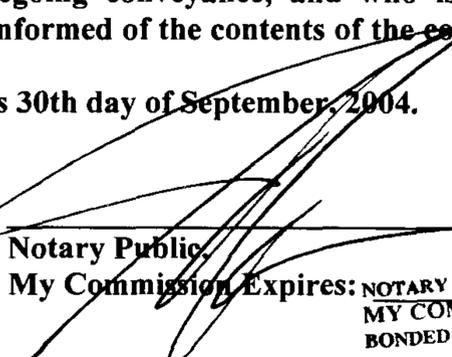
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Esther L. Hightower**, whose name was signed to the foregoing conveyance, and who is known to me (or satisfactorily proven), 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 30th day of September, 2004.



 (Seal)
Notary Public.
My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 24, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice

3068