



20050331000148180 1/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
03/31/2005 01:24:15PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

**SEND TAX NOTICE TO:**

*Milton E. Barker, Jr.*  
*Attorney At Law*  
*2205 Morris Avenue*  
*Birmingham, Alabama 35203*

*John A. Fletcher & Pamela A. Fletcher*  
*114 Chase Creek Circle*  
*Pelham, Alabama 35124*

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

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:**

VALUE:  
\$7,500<sup>00</sup>

That in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **John A. Fletcher** and wife, **Pamela A. Fletcher**, (hereinafter referred to as grantors) do hereby grant, bargain, sell and convey unto **John A. Fletcher** and wife, **Pamela A. Fletcher**, (hereinafter referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

- SUBJECT TO:
- Ad valorem taxes for the current tax year.
  - Easements, building lines and rights of way of record.
  - Restrictions and covenants in Inst. #1994-30995; in Inst. #1995-12819; and notice in Subdivision Map in Map Book 18, Page 73.
  - Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. #1993-33466.

Pamela A. Fletcher is the one and same person as Pamela A. Blazer.

This deed was prepared without the benefit of a title insurance policy or title examination and the preparer hereof makes no representations or warranties as to the condition of title.

**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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 the 25<sup>th</sup> day of March, 2005.

*John A. Fletcher*  
\_\_\_\_\_  
John A. Fletcher

*Pamela A. Fletcher*  
\_\_\_\_\_  
Pamela A. Fletcher

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Shelby County, AL 03/31/2005  
State of Alabama  
Deed Tax: \$7.50

I, the undersigned Notary Public in and for said County and State, hereby certify that John A. Fletcher and wife, Pamela A. Fletcher, whose names are signed to the foregoing conveyance and who are known to me,



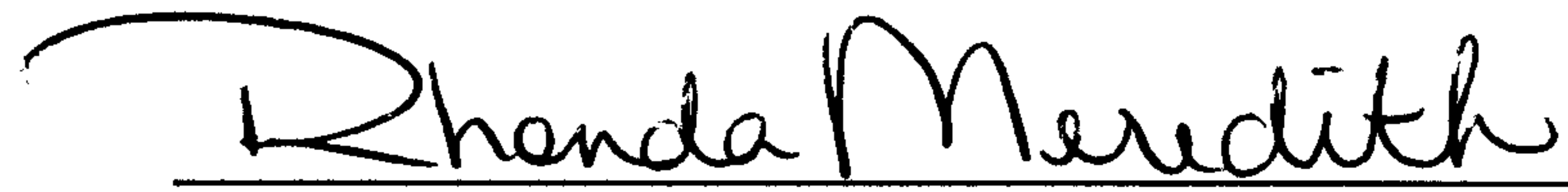
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Warranty Deed, Joint Tenants with Right of Survivorship  
John A. Fletcher & wife, Pamela A. Fletcher, Grantors  
John A. Fletcher & wife, Pamela A. Fletcher, Grantees  
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acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of March, 2005.

  
\_\_\_\_\_

Notary Public

My Commission Expires: 6/8/08