

20050523000250360 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
05/23/2005 03:25:35PM FILED/CERT

This instrument was prepared by
Billy C. Jewell

Send Tax Notice To:
**Michael J. Bennett and
Taylor Laine
Bennett
808n Stoneridge Drive
Helena, Alabama 35080**

**5280 Old Springville Road
Pinson, Alabama 35126**

**WARRANTY DEED
JOINTLY FOR LIVE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

COUNTY OF SHELBY _____

*Half value \$35,000
MJB*

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED AND 00/100 (\$100.00)** Dollars

to the undersigned grantor, or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I,

MICHAEL J. BENNETT, A MARRIED MAN

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

MICHAEL J. BENNETT AND TAYLOR LAINE BENNETT, HUSBAND AND WIFE

(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 40 according to the Final Plat, Grand Oaks, as recorded in Map Book 31, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to taxes.

Subject to easements, restrictions, covenants and reservation of record, if any.

The purpose of this deed is to add the spouse, Taylor Laine Bennett to title and to create joint survivorship.

TO HAVE AND TO HOLD, to the said **GRANTEES**, as joint tenants, with rights 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 do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEE**, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this _____ day of **MAY, 2005**.



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Michael J. Bennett

(SEAL)

MICHAEL J. BENNETT

Michael J. Bennett

STATE OF ALABAMA
COUNTY OF SHELBY _____

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MICHAEL J. BENNETT, A MARRIED MAN**, 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 the 23rd day of **MAY, 2005**.

Charity R Hogg

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CHARITY HOGG
NOTARY PUBLIC STATE AT LARGE
COMMISSION EXPIRES
MARCH 31, 2008

Shelby County, AL 05/23/2005
State of Alabama

Deed Tax: \$35.00