

20040113000021590 Pg 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/13/2004 08:28:00 FILED/CERTIFIED

This instrument was prepared by

WPC & Associates

(Name)

2 Office Park Circle, Ste 105
Birmingham, AL 35223

(Address)

Send Tax Notice To:
Robert S. Summers and
Karen O. Summers

(Name)

113 Canyon Trail
Pelham, AL 35124

(Address)

20050701000329110 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/01/2005 10:20:27AM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred ten thousand Dollars

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

we, Ann R. Fields, a married woman

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Robert S. Summers and Karen O. Summers Husband and Wife

(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 28, according to the Survey of Parkview Townhomes Plat No. 1 (corrected) as recorded in Map Book 26, Page 92, in the Probate Office of Shelby County, Alabama.

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 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, we have hereunto set our hand(s) and seal(s), this 26 day

November, 2003



(Seal)

(Seal)

(Seal)

(Seal)

I certify this to be a true and
correct copy Patsy Yager Blumstein

7/1/05

Probate Judge
Shelby County

RE-RECORD TO ADD CLAUSE RELATED TO GRANTORS SPOUSE NON HOMESTEAD


INSTRUMENT # 20040113000021590

GRANTOR

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Page 2

STATE OF ALABAMA
COUNTY OF


20050701000329110 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/01/2005 10:20:27AM FILED/CERT

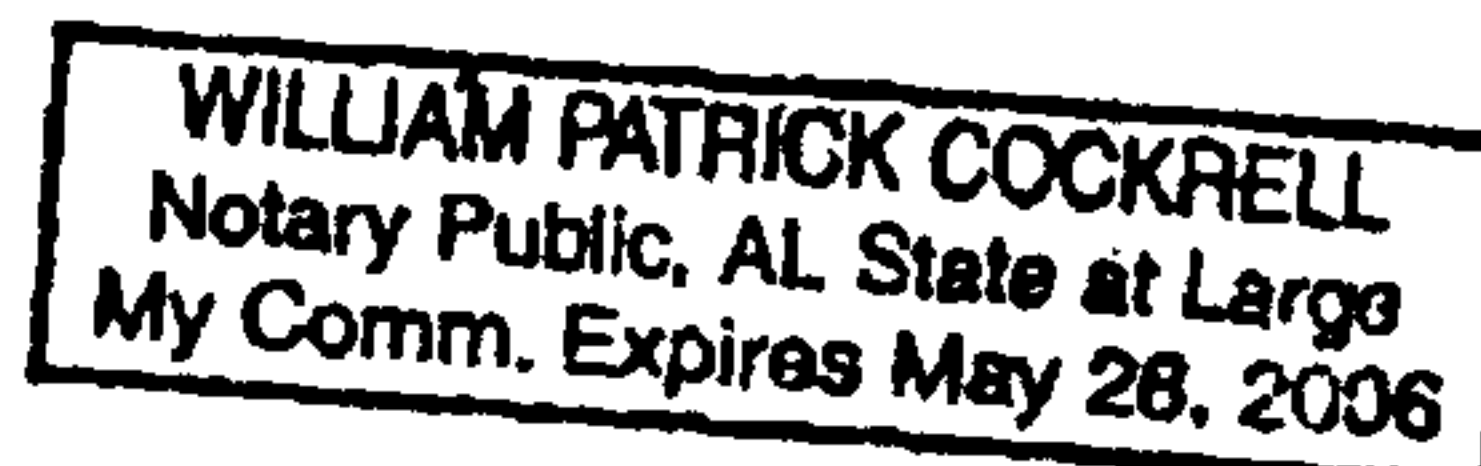
General Acknowledgment

I, W. Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify
that Ann R. Fields, whose name(s) is 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 26 day of November 19 2003



Notary Public



Return to:

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA
COUNTY OF

Recording Fee \$

Deed tax \$ _____ \$



Land Title Company of Alabama
600 20th Street, North
Birmingham, Alabama 35203-2601
Tel: (205) 251-2871
www.land-title.net