## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20050909000467190 1/3 \$62.00 Shelby Cnty Judge of Probate, AL 09/09/2005 09:42:01AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
BRENDA JOHNSON

(Name)

(Name)

2 OFFICE PARK CIRCLE, SUITE 105 BIRMINGHAM, ALABAMA 35223

4774 SANDPIPER LANE HOOVER, AL 35244

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY THREE THOUSAND NINE HUNDRED dollars (\$223,900.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), <a href="https://doi.org/10.1001/judited-nine-the-new-the-n

LOT 54, ACCORDING TO THE SURVEY OF AUDUBON FOREST, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 179,120.00 IS FILED HEREWITH.

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.

Shelby County, AL 09/09/2005 State of Alabama

Deed Tax:\$45.00

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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 and seal, 08/19/05.

STATE OF ALABAMA COUNTY OF SHELBY

## General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that JUDITH KARVONEN, AN UNMARRIED PERSON 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 08/19/05.

Notary Public

Return to: William Patrick Cockrell

WPC & Associates LLC

2 Office Park Circle

Suite 105

Birmingham, Alabama 35223

Notary Public, AL State at Large

Expires May 28, 2006

## EXHIBITA

LOT 54, ACCORDING TO THE SURVEY OF AUDUBON FOREST, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

20050909000467190 3/3 \$62.00 Shelby Cnty Judge of Probate, AL 09/09/2005 09:42:01AM FILED/CERT