

THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS

Blair and Parsons, P. C.

1711 Cogswell Avenue

Pell City, Alabama 35125

Send Tax Notice To:

LARRY E. MONTGOMERY

BEVERLY A. MONTGOMERY


101 WHITNEY CIRCLE

VINCENT, AL 35178

SURVIVORSHIP DEED

STATE OF ALABAMA

SHELBY COUNTY


20060905000436350 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
09/05/2006 02:35:32PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Nine Thousand Nine Hundred and 00/100 (\$99,900.00) Dollars to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Jonathan W. Knight, a single man, (herein referred to as grantors) do grant, bargain, sell and convey unto Larry E. Montgomery and Beverly A. Montgomery, (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 33, ACCORDING TO THE AMENDED MAP OF HANNA FARMS, AS RECORDED IN MAP BOOK 26, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.**
- 2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 200-11199.**
- 3. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT NO. 2001-42163.**
- 4. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).**

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 do for myself and for my heirs, executors and administrators covenant with the said Grantees, 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 Grantees, their heirs and assigns, forever, against the lawful claims of all persons.


Shelby County, AL 09/05/2006
State of Alabama

Deed Tax: \$100.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day
of August, 2006.

Jonathan W. Knight
JONATHAN W. KNIGHT

STATE OF ALABAMA
ST. CLAIR COUNTY


20060905000436350 2/2 \$114.00
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jonathan W. Knight, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, 2006.

Elizabeth S. Parsons
Notary Public

5015-06K