20070205000051340 1/1 $144.00
Shelby Cnty Judge of Probate, AL
02/05/2007 07:26:54AM FILED/CERT

This instrument was prepared by:
Michael C. Dodd
756 Valley Street
Birmingham, Alabama 35226

Send Tax Notice to: Dennis R. Weaver
(Address) 4903 Reynolds Lane
Birmingham, Alabama 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Thirty Three Thousand Dollars ($133,000.00)** to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **ROBERT TODD HOWELL and ROBERT THURSTON HOWELL,** (herein referred to as GRANTORS) do, grant, bargain, sell and convey unto **DENNIS R. WEAVER and MICHELLE H. WEAVER** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1109, in Horizon, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for recod in Map Book 28, Page 141 in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

The property described herein is not the homestead of the grantors, nor their spouses.

Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

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 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 noted 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 set our hands and seals this the 29th day of January, 2007.

WITNESS:

_____(Seal) Robert T. Howell
ROBERT TODD HOWELL

_____(Seal) Robert Thurston Howell
ROBERT THURSTON HOWELL

STATE OF ALABAMA
COUNTY OF JEFFERSON General Acknowledgement

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROBERT TODD HOWELL and ROBERT THURSTON HOWELL, 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, the 29th day of January, 2007.

MICHAEL C. DODD NOTARY PUBLIC STATE AT LARGE ALABAMA

Notary Public

Shelby County, AL 02/05/2007
State of Alabama

Deed Tax:$133.00