

SEND TAX NOTICE TO:

(Name) Vincent Dysart  
(Address) 120 Cedar Bend Dr.  
Helena, Al. 35080

This instrument was prepared by

(Name) Jones & Waldrop  
1025 Montgomery Highway  
(Address) Vestavia, Al. 35216



20070323000133500 1/1 \$13.50  
Shelby Cnty Judge of Probate, AL  
03/23/2007 03:46:08PM FILED/CERT

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty-two thousand and no/100 (\$142,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Peter McManus, an unmarried man

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

Vincent Dysart and Barbara Dysart

(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 5, Block 1, according to the Map of Cedar Bend, Phase I, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$139,806.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Shelby County, AL 03/23/2007  
State of Alabama

Deed Tax: \$2.50

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 (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, I have hereunto set my hand(s) and seal(s), this 21 day of March, 2007.

WITNESS:

(Seal)  
(Seal)  
(Seal)

PETER MCMANUS  
(Seal)  
(Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peter McManus, an unmarried man 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of March, 2007 A. D.

MY COMMISSION EXPIRES: 9/13/08