

• **PREPARED BY:**
RILEY & RILEY, P.C.
1950 Stonegate Drive, Suite 150
Vestavia Hills, Alabama 35242
FILE #B24441

SEND TAX NOTICE TO:
JOSEPH FOSHEE
SHARON FOSHEE
142 Cove Landing
Calera, AL 35040

20070507000214580 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
05/07/2007 03:55:06PM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

*Assessable
Val 81620*

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten AND 00/100 DOLLARS (\$10.00) Dollars and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Sharon Foshee fka Sharon L. Stoudenmire and Joseph Foshee, husband and wife, herein referred to as GRANTOR, (whether one or more), grant, bargain, sell and convey unto Joseph Foshee and Sharon Foshee, husband and wife herein referred to as GRANTEE, (whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 32, according to the map or survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2007.
2. Easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD to the said GRANTEE 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 said GRANTEE, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, I have hereunto set my hand and seal this 30th day of April, 2007.

Sharon Foshee fka Sharon L. Stoudenmire {Seal}
Sharon Foshee fka Sharon L. Stoudenmire

Joseph Foshee {Seal}
Joseph Foshee

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2007.

Naomi Denon
Notary Public
My commission expires 5/28/07

Shelby County, AL 05/07/2007
State of Alabama
Deed Tax: \$9.00