



20070606000263170 1/1 \$40.50  
Shelby Cnty Judge of Probate, AL  
06/06/2007 10:26:12AM FILED/CERT

### WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:  
Luke A. Henderson, Esquire  
Bynum & Bynum, Attorneys  
#17 Office Park Circle  
Birmingham, Alabama 35223

Send Tax Notice To:  
Travis Summerville  
Brandy Mitchell  
129 Jasmine Drive  
Alabaster, AL 35007

Shelby County, AL 06/06/2007  
State of Alabama

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Deed Tax: \$29.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty Six Thousand and No/100 Dollars (\$146,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Jason B. Richardson and wife, Stephanie K. Sasan Richardson** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Travis Summerville and Brandy Mitchell** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 14, according to the Amended Map of THE MEADOWS, PLAT 1, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama.

\$116,800.00 of the consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

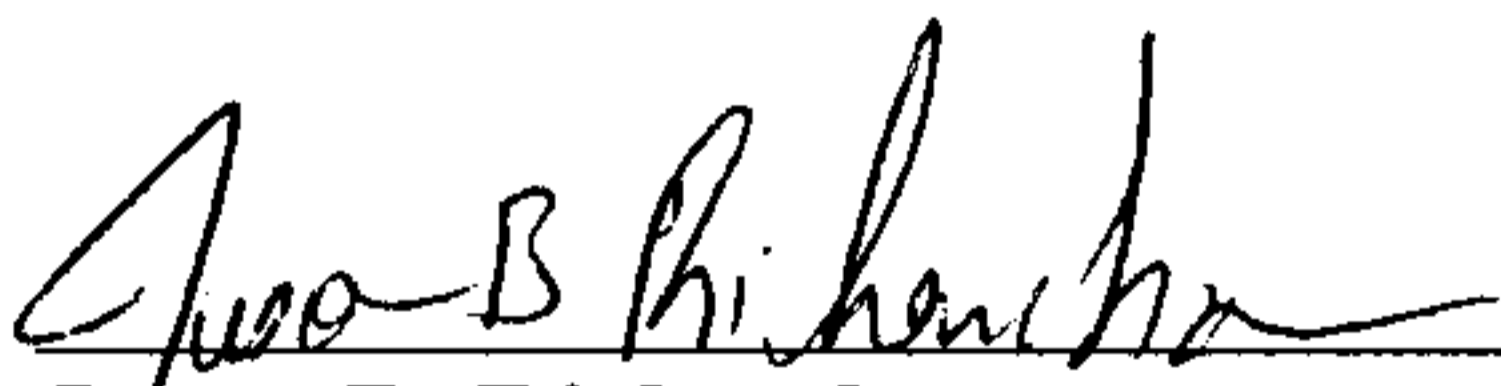
Stephanie K. Sasan Richardson, the Grantor herein, is one and the same person as Stephanie K. Sasan, Grantee in that certain Deed recorded in Inst#20040317000135400.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 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, We have hereunto set our hands and seal, this 30<sup>th</sup> day of May, 2007.


  
\_\_\_\_\_  
Jason B. Richardson

  
\_\_\_\_\_  
Stephanie K. Sasan Richardson

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jason B. Richardson and wife, Stephanie K. Sasan Richardson, 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 the 30th day of May, 2007.

  
\_\_\_\_\_  
Notary Public: Luke A. Henderson

My Commission Expires: 7/26/08

