



20070815000383720 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/15/2007 09:19:06AM FILED/CERT

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF MICHIGAN
COUNTY OF ST. CLAIR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Six Thousand and no/100's Dollars (\$56,000.00)** to the undersigned grantor,

NORMAN K. ZAYLER, an unmarried man,

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

KENNETH M. ZAYLER and DEBBIE G. ZAYLER

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 3 and 4, Block 4, according to the Map of Sector Two of Resurvey of George's Subdivision of Keystone, as recorded in Map Book 4, Page 11, in the Probate Office of Shelby County, Alabama.

All of the above consideration is paid by a Purchase Money Mortgage.

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 or more grantees 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 of 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.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 27 day of March, 2007.

WITNESS:

Karin A. Magnee
Karin A. Magnee

Norman K. Zayler
NORMAN K. ZAYLER

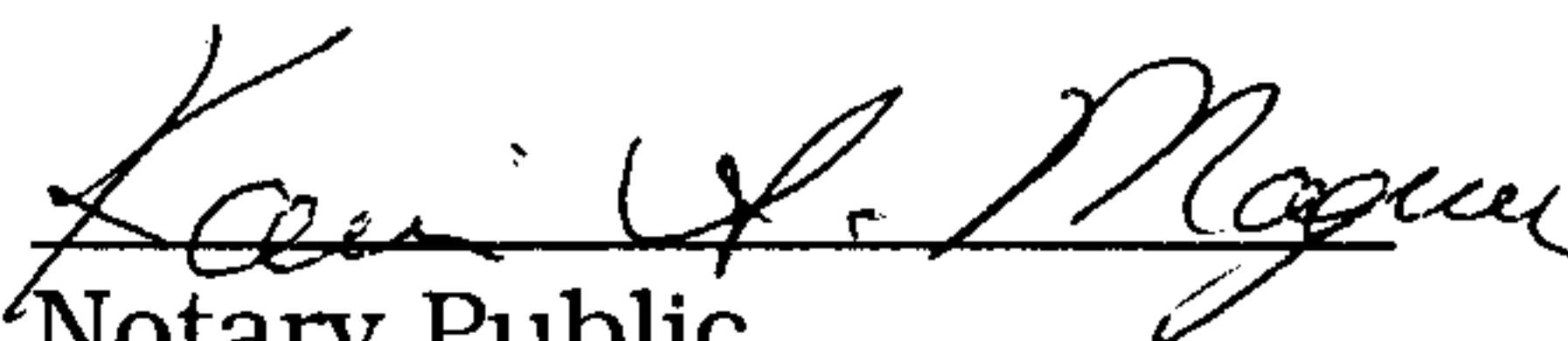
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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Norman K. Zayler, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27 day of March, 2007.

KARIN A. MAGNEE
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
MY COMMISSION EXPIRES JUNE 20, 2013
ACTING IN MACOMB COUNTY


Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

Send Tax Notice to:
Kenneth Michael Zayler
204 Hillwood Drive
Alabaster, Alabama 35007