

43171-Shelby

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Shawn Abbott  
Katina Abbott  
4045 Highway 231  
Vincent, AL 35178



20070829000407410 1/1 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/29/2007 01:02:15PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

VALUE: \$34,850.00

That in consideration of Seventy seven thousand, and 00/100 (\$77,000.00) Dollars [of which amount \$69,300.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Fred Jemison and Donna Jemison, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Shawn Abbott and Katina Abbott (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

All that part of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 18, Range 2 East, situated Northwest of U. S. Highway 231, North of a County Road leading from U. S. Highway j to Martintown Lakes and South of Kelly Creek. Lying and being situated in Shelby County, Alabama.

231

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

Subject to current year ad valorem taxes, which are not yet due and payable.

Shelby County, AL 08/29/2007  
State of Alabama

Deed Tax: \$8.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 22, 2007.

WITNESS:

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

Fred Jemison (SEAL)  
Fred Jemison

Donna Jemison (SEAL)  
Donna Jemison

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred Jemison and Donna Jemison, husband and wife, whose name(s) 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 on August 22, 2007.

My commission expires: 4/20/10

[Signature]  
NOTARY PUBLIC

