

This instrument was prepared by

(Name) Loring S. Jones, III  
1025 Montgomery Highway  
(Address) Vestavia, Al. 35216

Send Tax Notice To: Gabriel C. Iwuaba  
name 200 Old Brook Ct.  
Birmingham, Al. 35242

address



20070904000414390 1/1 \$12.50  
Shelby Cnty Judge of Probate, AL  
09/04/2007 12:38:47PM FILED/CERT

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

**STATE OF ALABAMA**

Shelby

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One hundred ninety thousand and no/100 (\$190,000.00) **DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
Charles S. Jager, a married man

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

Gabriel C. Iwuaba and Christy Iwuaba

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_  
Shelby \_\_\_\_\_ County, Alabama to-wit:

Lot 45, according to the Survey of Old Brook Place, as recorded in Map Book 19,  
page 41 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$188,510.00 of the above mentioned purchase price was paid for from a mortgage loan  
which was closed simultaneously herewith.

Grantor is a married man, however the property described herein is not the  
homestead of the Grantor or his spouse.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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        30

day of August, 2007,       , 20      

**WITNESS:**

Shelby County, AL 09/04/2007  
State of Alabama

Deed Tax: \$1.50

(Seal)

(Seal)

(Seal)

CHARLES S. JAGER

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

Jefferson **COUNTY**

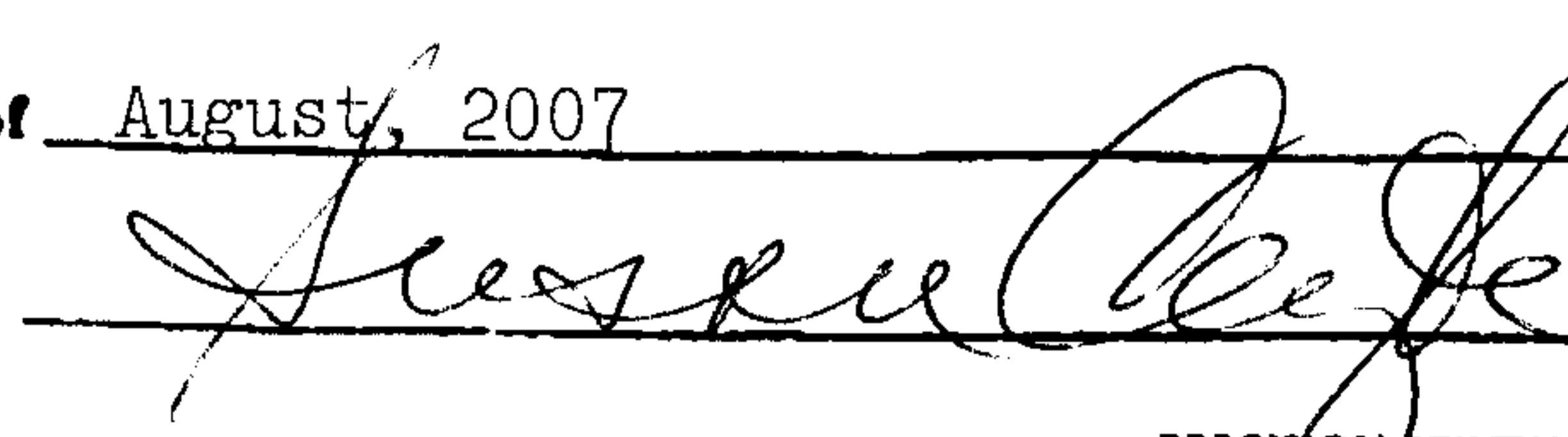
**General Acknowledgment**

I,       , the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Charles S. Jager, a married 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        30 day of August, 2007

A. D., 20      

My commission expires: 9/13/08

  
Notary Public

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