

Send Tax Notice To:

DONALD BRENDA BLACK
7517 Chelsea Rd.
Columbiana, AL 35051

THIS INSTRUMENT PREPARED BY:

CLIFFORD W. HARDY, JR., P.C.

Attorney at Law

1600 3rd Avenue, North

Bessemer, AL 35020

(205) 428-7348



20070905000416850 1/3 \$138.00
Shelby Cnty Judge of Probate, AL
09/05/2007 12:13:47PM FILED/CERT

WARRANTY DEED

JOINT GRANTEES WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

\$120.00⁰⁰ PIF

KNOW ALL MEN BY THESE PRESENT:

That in consideration of **ONE DOLLAR (\$1)** and other good & valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, **WE, DONALD BLACK, BRENDA BLACK and JAMES BRYAN BLACK**, GRANTORS, do hereby grant, bargain, sell, and convey unto **DONALD BLACK and wife, BRENDA BLACK**, GRANTEES, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" which is attached hereto and made a part hereof in its entirety.

Subject to all reservations, restrictions, limitations of record or in evidence through use.

THERE WAS NO TITLE SEARCH. THE PREPARER RELIED UPON INFORMATION FURNISHED BY THE GRANTEES; THEREFORE, THE PREPARER IS NOT LIABLE FOR ANY DISCREPANCIES IN TITLE, LOAN PAYOFF OR ANY OTHER DISCREPANCIES.

TO HAVE AND TO HOLD to said GRANTEES, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, (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 do for my heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and 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 our hands and seals this 21 day of Aug, 2007.

Glenda V. Bush (SEAL)
WITNESS DONALD BLACK

Glenda V. Bush (SEAL)
WITNESS BRENDA BLACK

Glenda V. Bush (SEAL)
WITNESS JAMES BRYAN BLACK

Shelby County, AL 09/05/2007
State of Alabama

Deed Tax: \$120.00

Ex. "A"



20070905000416850 2/3 \$138.00
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A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20, Range 1 West, more particularly described as follows: Commence at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 14 and run thence South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 236 feet to point of beginning of the land herein conveyed; thence continue South along the West forty line 334 feet to a point which said point is the Southwestern corner of the lot conveyed to J. H. Vick by deed from Elmah Syphurs recorded in Deed Book 176, page 303, in the Probate Records of Shelby County, Alabama; thence run East and parallel with the North line of said quarter-quarter section a distance of 400 ft. to a point; thence turn to the left and run North parallel with the Western boundary of said quarter-quarter section a distance of 334 feet, more or less, to a point on the Northern boundary of that certain lot conveyed to J. H. Vick by deed from Elmah H. Syphurs recorded in Deed Book 243, page 898, in the Probate Records of Shelby County, Alabama; thence turn to the left and run Westerly along the Northern boundary of said property described in Deed Book 243, page 898 in the Probate Records of Shelby County, Alabama, a distance of 400 ft., more or less, to the point of beginning of the property herein conveyed.

STATE OF ALABAMA

COUNTY OF JEFFERSON

20070905000416850 3/3 \$138.00
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I, Glenda V. Bush, a Notary Public, in and for said
State of Alabama at Large, hereby certify that DONALD BLACK, BRENDA
BLACK and JAMES BRYAN BLACK, whose name(s) is/are signed to the
foregoing conveyance and who is/are known to me, acknowledged before me on
this date, that being informed of the contents of the conveyance, executed the
same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 21
day of Aug., 2007.

Glenda V. Bush
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-19-10