

This instrument prepared by:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
3800 Colonnade Parkway, Suite 330  
Birmingham, AL 35243

20080107000006480 1/1 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/07/2008 10:16:07AM FILED/CERT

Send Tax Notice To:  
Nettie Fortson  
1061 Belvedere Cove  
Birmingham, AL 35242

## Quitclaim Deed

### JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of **Ten Thousand and 00/100 Dollars (\$10,000.00)** and other good and valuable consideration in hand paid to the undersigned Grantor **Nettie Fortson, an unmarried woman, ("Grantor")**, paid by the Grantee, **Nettie Fortson and Cadellrel Blackmon, ("Grantee")**, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, convey and quitclaim unto Grantees as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, to-wit:

**Lot 16A, according to Resurvey No. 1 of Belvedere Cove, as recorded in Map Book 37, Page 86, in the Probate Office of Shelby County, Alabama.**

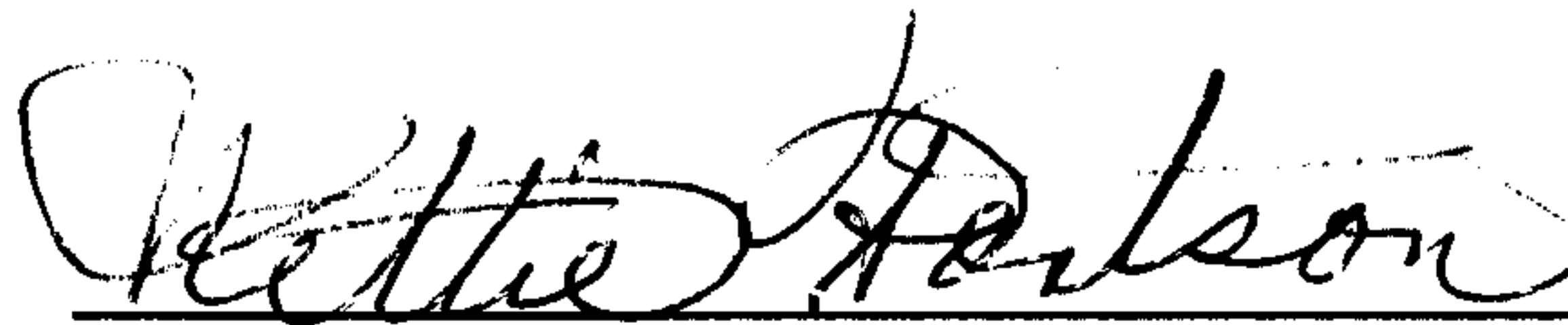
**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.**

**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.

IN WITNESS WHEREOF, the said Grantor, **Nettie Fortson**, has hereunto set her hand and seal on this

2<sup>nd</sup> day of Jan., 2008

  
Nettie Fortson

STATE OF ALABAMA }


COUNTY OF Jefferson }

Shelby County, AL 01/07/2008  
State of Alabama

Deed Tax: \$10.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nettie Fortson**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of Jan, 2008.

  
Notary Public  
My Commission Expires: 5-13-2010