

# WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

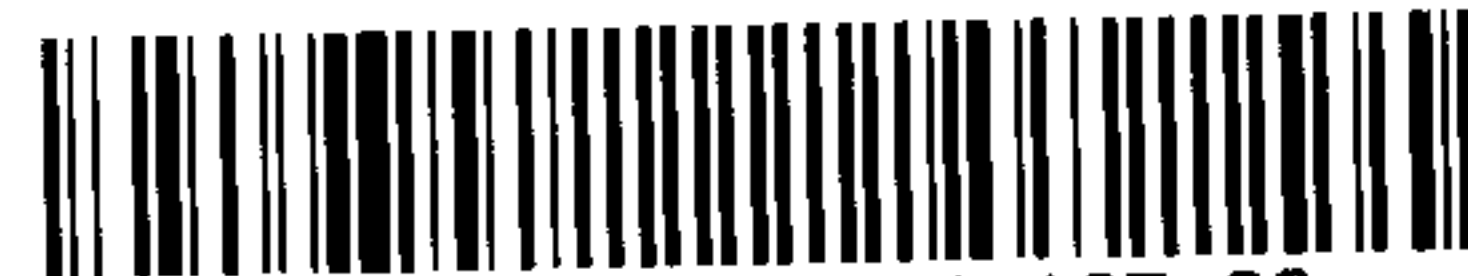
Presents:

Send Tax Notice To:

JAMES F. SMOTHERS and SINIKKA M. SMOTHERS

5016 BENT RIVER TRACE

BIRMINGHAM ALABAMA 35216



20080201000042360 1/1 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/01/2008 12:33:37PM FILED/CERT

THAT IN CONSIDERATION OF **Three Hundred Twenty Thousand and 00/100 DOLLARS (\$320,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DENNIS NORTON and MARY SMOTHERS. A MARRIED COUPLE

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

JAMES F. SMOTHERS and SINIKKA M. SMOTHERS

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

**LOT 220, ACCORDING TO THE SURVEY OF BENT RIVER COMMONS, 2<sup>ND</sup> SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject to Easements, Restrictions and rights of way of record.**

\$304,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees JAMES F. SMOTHERS and SINIKKA M. SMOTHERS 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 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 persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 16<sup>th</sup> day of January, 2008.

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

DENNIS NORTON

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

MARY SMOTHERS

Shelby County, AL 02/01/2008  
State of Alabama

Deed Tax: \$16.00

STATE OF ALABAMA

COUNTY OF SHELBY

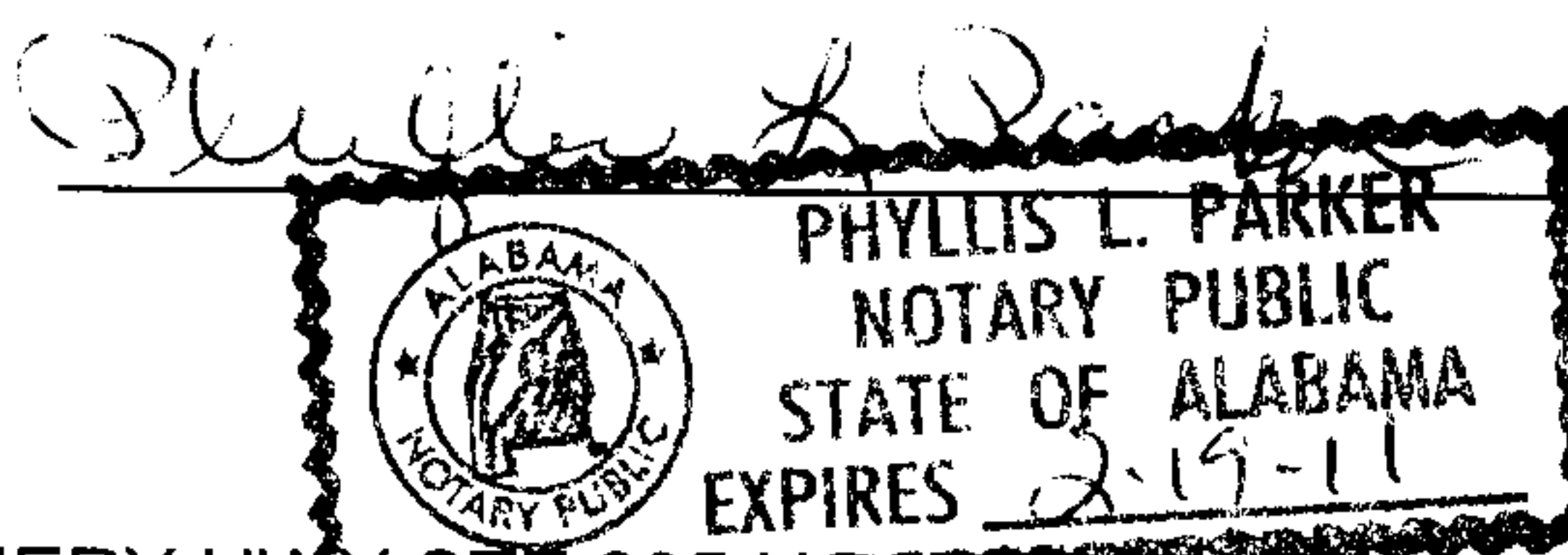
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that DENNIS NORTON AND MARY SMOTHERS, A MARRIED COUPLE whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January A.D., 20 08.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

73797



PREPARED BY JEREMY LEE PARKER 1516 MONTGOMERY HWY STE 205 HOOVER AL 35216