

10,000

## WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

Michael Leron Jackson  
1155 Hwy 17  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Yvonne Jackson, an unmarried woman, of 272 Davis-Hawkins Street, Montevallo, AL 35115 do grant, bargain, sell, and convey unto my niece Commeneci Ann Jackson, an unmarried woman, of 272 Davis-Hawkins Street, Montevallo, AL 35115 and my nephew, Michael Leron Cathey, an unmarried man, of 1155 Hwy 17, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, Block 8, according to a map of Aldmont Subdivision recorded in Map book 3, page 3, of the Shelby County Alabama Probate records.

Source of title: A warranty deed from Obie and Ann Cunningham to Stella R Nelson, executed 07 February 1998. A warranty deed to grantor herein from Stella R Nelson, executed 12 April 2006 and recorded 12 April 2006 at instrument number 2006:0412000170480 in the Shelby County Probate Office.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

**YVONNE JACKSON**, does for herself and for her administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and their administrators, heirs, and successors 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, **YVONNE JACKSON**, have set my hand and seal, this 01 April 2008.

Witness:

Steven Sears

Yvonne Jackson (Seal)  
**YVONNE JACKSON**

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **YVONNE R JACKSON**, whose name is signed to the foregoing conveyance, and who is (made) 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 01 April 2008.

Steven Sears  
Notary public

My Commission Expires 07 March 2010

Shelby County, AL 04/01/2008  
State of Alabama

Deed Tax: \$10.00