

This instrument was prepared by:

L. Brooks Burdette  
The Burdette Law Firm P.C.  
133 Glenn Ave.  
Trussville, AL 35173

Send Tax Notice  
To:

Nichole Reeves  
936 Ryecroft Rd.  
Pelham, AL 35124

157208

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20080416000154970 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
04/16/2008 10:15:34AM FILED/CERT

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **One Hundred Fifty Four Thousand dollars and Zero cents (\$154,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **William Randall Yancey, a married man** (herein referred to as grantors) do grant, bargain, sell and convey unto **Nichole Reeves and Mark Reeves** (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 10, Block 3, according to the Survey of Cahaba Valley Estates, 3<sup>rd</sup> Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record

\$154,000.00 of the consideration herein was derived from a purchase money mortgage closed simultaneously herewith.

Subject property does not constitute the homestead of the grantor or the grantor's spouse.

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.

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 have here unto set my hand and seal, this 6th day of March, 2008.

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

*William Randall Yancey*  
\_\_\_\_\_  
William Randall Yancey (Seal)

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

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

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

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

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

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

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

Given under my hand and official seal this 6<sup>th</sup> day of March, 2008.



*Ray Alverson*  
\_\_\_\_\_  
Ray Alverson, Notary Public

MY COMMISSION EXPIRES OCTOBER 24, 2011