

20080422000164090 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
04/22/2008 02:27:53PM FILED/CERT

PLEASE RETURN TO:

This instrument was prepared by:
David P. Condon, PC
100 Union Hill Drive Ste 200
Birmingham, AL 35209
**100 Union Hill Drive
Suite 200
Birmingham, AL 35209
(205)871-2133**

Send tax notice to:
Julia G. Young
224 Narrows Point Lane
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Mara M. Dyar, a married person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Julia G. Young and James R. Young

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A"

\$185,250.00 of the proceeds come from a mortgage recorded simultaneously herewith.

The property described in Exhibit A does not constitute the homestead of the grantor, nor her spouse. Mara M. Dyar and Mara D. Walls are one and the same person

- Subject to:
- (1) 2008 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 17th day of April, 2008.

BY: *Mara M. Dyar* (Seal)
Mara M. Dyar

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Mara M. Dyar, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 2008.

Shelby County, AL 04/22/2008
State of Alabama
Deed Tax: \$10.00

David P. Condon
Notary Public: David P. Condon NOTARY PUBLIC
My Commission Expires: 2-12-10
ALABAMA STATE-AT-LARGE

08-2289

Exhibit "A"

Lot 89, according to the Final Plat of Narrows Point - Phase 3, as recorded in Map Book 28, at Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-09755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Maria M. Dyer