

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

This instrument was prepared by:
THOMAS H. SHERK
ATTORNEY AT LAW
3110 CUMMINS STREET
PELHAM, ALABAMA 35124

Send tax notice to:
Charlene Y. Niemann and Joel W. Young
132 Windsor Circle
Pelham, Alabama 35124



20081125000450140 1/1 \$56.50
Shelby Cnty Judge of Probate, AL
11/25/2008 02:00:06PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men By These Presents: That in consideration of **Four Hundred Fifty-Two Thousand and no/100s Dollars (\$ 452,000.00)** to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, we, **Michael B. Carey and Marina T. Carey, Husband and Wife** (herein referred to as the Grantors), grant, bargain, sell and convey unto Charlene Y. Niemann and Joel W. Young, Mother and Son, as Joint Tenants With Right of Survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 11, according to the Survey of Weatherly, Windsor - Sector 9, as recorded in
Map Book 17, Page 125, in the Probate Office of Shelby County, Alabama.**

\$ 406,800.00 of the purchase price was paid from the proceeds of a mortgage recorded herewith.

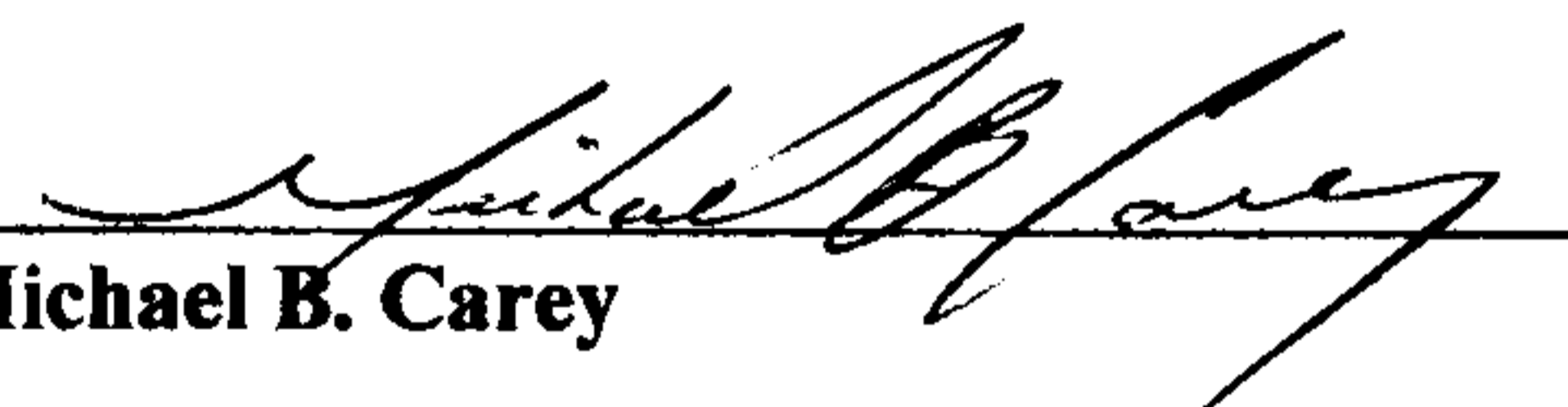
Mineral and mining rights excepted.

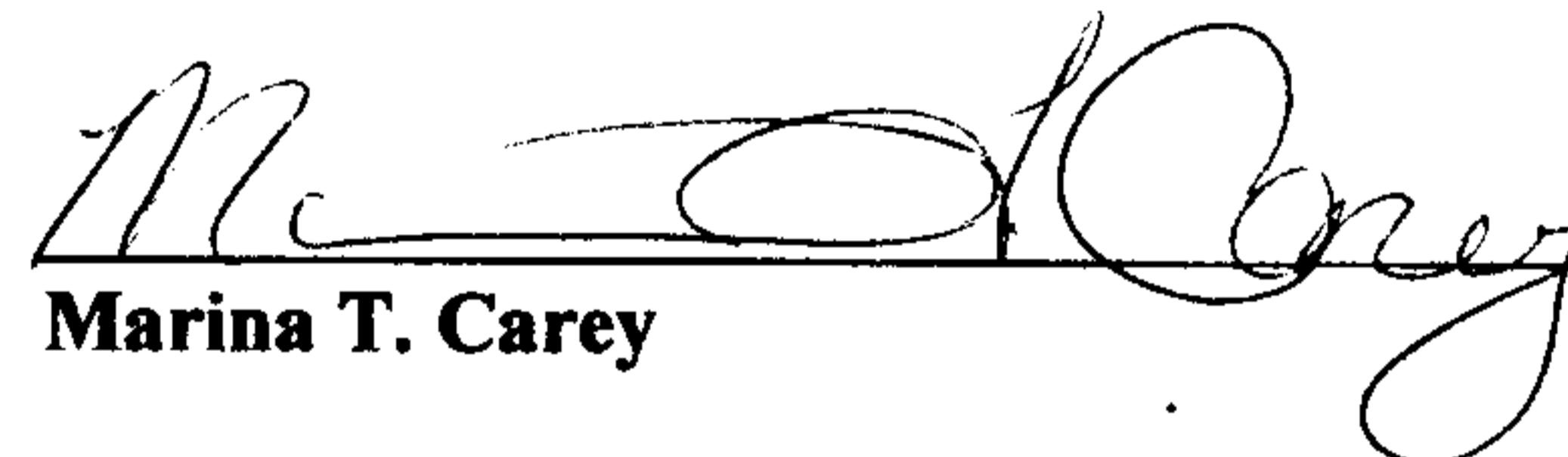
Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

To Have And To Hold to 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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns; that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the said Grantors, **Michael B. Carey and Marina T. Carey, Husband and Wife**, have hereunto set their hands and seals this 24th day of November, 2008.


Michael B. Carey


Marina T. Carey


**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Michael B. Carey, and Marina T. Carey, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of this conveyance, they, as such Grantors have executed the same voluntarily.

Given under my hand and official seal, this 24th day of November, 2008.

Shelby County, AL 11/25/2008
State of Alabama

Deed Tax: \$45.50


Notary Public
My Commission Expires: 9-7-10