

This instrument was prepared by:

Jeremy and Wendie L. Mitchler
8032 Rockhampton Circle
Helena, AL 35080

Send Tax Notice
To:

Jeremy R Mitchler
Wendie W Mitchler
8032 Rockhampton Circle
Helena, AL 35080

325209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



20090421000146920 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
04/21/2009 02:41:49PM FILED/CERT

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Ten Thousand dollars and Zero cents (\$10,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Jeremy Mitchler and wife, Wendie L Mitchler** (herein referred to as grantors) do grant, bargain, sell and convey unto **Jeremy R Mitchler and wife, Wendie W Mitchler** (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 430, according to the Map and Survey of Wyndham, Rockhampton Sector, as recorded in Map Book 23, Page 39, in the Probate Office of Shelby County, Alabama.

This deed is being prepared to perfect title. The grantors and grantees are one in the same.

Subject to easements, reservations and restrictions at record

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, we have hereunto set our hands and seals, this 27th day of March, 2009.

____ (Seal)

Jeremy R. Mitchler (Seal)
Jeremy Mitchler

____ (Seal)

Wendie L. Mitchler (Seal)
Wendie L. Mitchler

____ (Seal)

____ (Seal)

____ (Seal)

Shelby County, AL 04/21/2009
State of Alabama

Deed Tax: \$10.00

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeremy Mitchler and wife, Wendie L. Mitchler** whose names are signed to the foregoing conveyance, and who 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 27th day of March, 2009.

[Signature]
Notary Public

