



20090430000158960 1/2 \$75.00  
Shelby Cnty Judge of Probate, AL  
04/30/2009 09:37:23 AM FILED/CERT

\$60,000.00  
Ay

This deed prepared without benefit of title search or opinion.

SEND TAX NOTICE TO:

Prepared by Patricia Frederick,  
Wilson & Wilson, Attorneys & Counselors, P.C.  
Post Office Box 1368, Jasper, Alabama 35502-1368.

*Derek & Angela Young*  
*1248 Siskin Drive*  
*Alabaster, AL 35007*

Unless separately contracted, the draftsman makes no warranties as to the sufficiency of interest conveyed.

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

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

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, ANGELA J. COSBY a.k.a ANGELA J. PENDLETON n.k.a. ANGELA J. YOUNG and husband, DEREK CHANNING YOUNG (herein referred to as Grantor) do grant, bargain, sell and convey unto ANGELA J. YOUNG and husband, DEREK CHANNING YOUNG (herein referred to as Grantee) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20 block 4 according to the Survey of Meadowlark as recorded in Map Book 7, Page 98, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easement and rights of way of record in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: That certain Warranty Deed dated April 26, 2002 from ALLAN ELLWOOD HOUTZ and CYNTHIA P. HOUTZ (Grantor) to TIMOTHY J. PENDLETON and ANGELA J. COSBY (Grantee) and recorded in the Office of the Probate Judge of Shelby County, Alabama.

Timothy J. Pendleton died on March 03, 2003. At the time of his death, Angela J. Cosby a.k.a Angela Pendleton was married to Timothy Pendleton.

To Have and To Hold unto the said Grantee 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, in the event one grantee herein survives the other then 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.

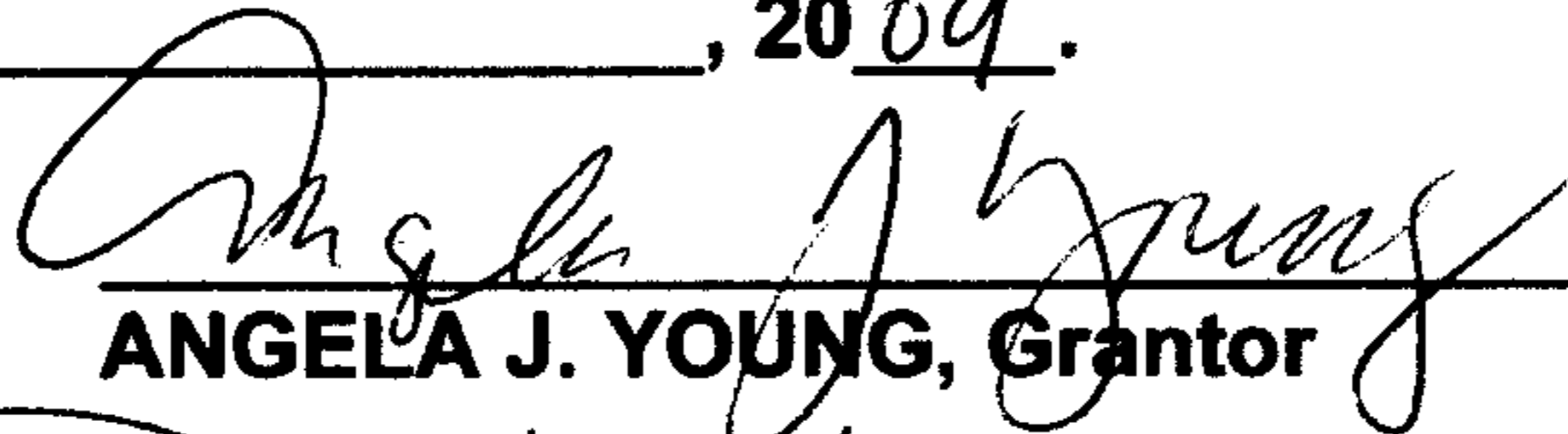
Shelby County, AL 04/30/2009  
State of Alabama  
Deed Tax : \$60.00

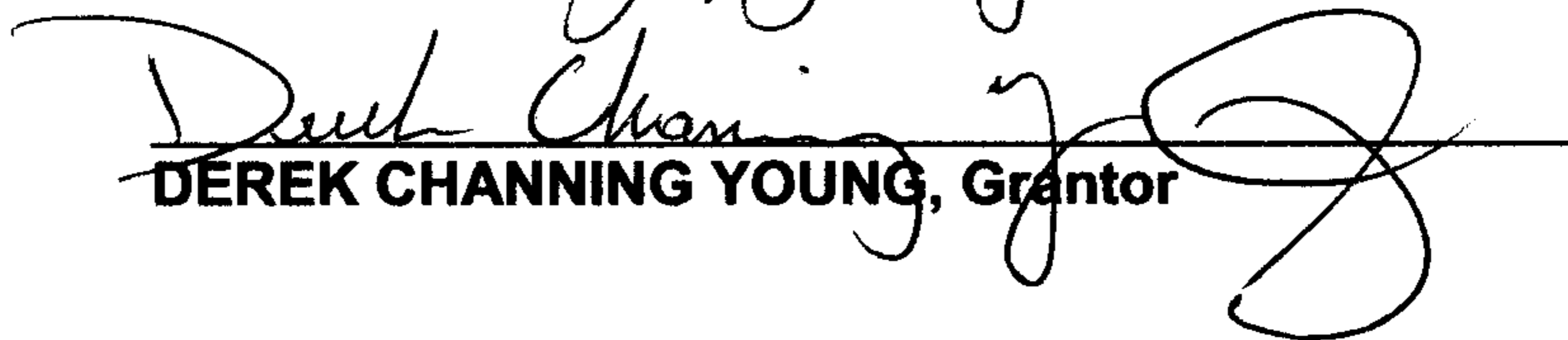


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And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise 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 will warrant and defend the same to 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 21<sup>st</sup> day of April, 2009.

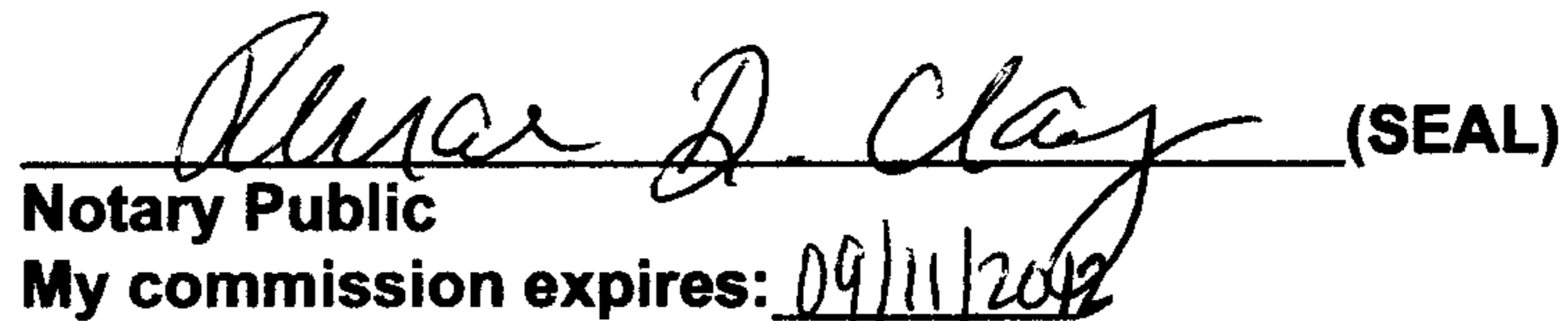
  
ANGELA J. YOUNG, Grantor

  
DEREK CHANNING YOUNG, Grantor

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary public in and for said county, in said state, hereby certify that Angela J. Young and husband, Derek Channing Young, 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 21<sup>st</sup> day of April, 2009.

 (SEAL)  
Notary Public  
My commission expires: 09/11/2012