

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jeff W. Parmer, LLC  
402 Office Park Drive  
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:  
Timothy D. Kozain  
2810 Pahokee Trace  
Birmingham, AL 35243

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Thirty Seven Thousand and 00/100 (\$237,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Brett McDonald**, an unmarried person (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Timothy D. Kozain and Heather M. Kozain** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of ~~Jefferson~~, State of Alabama, to-wit:

*Jefferson + Shelby BM*  
Lot 36, according to the Amended Map of 2<sup>nd</sup> Sector, Altadena Bend, as recorded in Map Book 102, Page 26, in the Probate Office of Jefferson County, Alabama, also according to the Shelby County, Sector of Second Sector, Altadena Bend as recorded in Map Book 5, page 31, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, currents taxes, restrictions, set-back lines and rights of way, if any, of record.

\$213,300.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 28<sup>th</sup> day of April, 2009.



20090511000575390 1/1  
Bk: LR200905 Pg:14709  
Jefferson County, Alabama

I certify this instrument filed on  
05/11/2009 02:48:52 PM D  
Judge of Probate- Alan L. King

*Brett McDonald*  
Brett McDonald

TATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brett McDonald, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28<sup>th</sup> day of April, 2009

*Jeff W. Parmer*  
NOTARY PUBLIC Jeff W. Parmer  
My Commission Expires: 9/22/2012

20090511000575390 1/1  
Bk: LR200905 Pg:14709  
Jefferson County, Alabama  
05/11/2009 02:48:52 PM D  
Fee - \$5.00  
Deed Tax - \$24.00  
Total of Fees and Taxes - \$29.00  
HATCHERK