

This instrument was prepared by:

L. Brooks Burdette
The Burdette Law Firm P.C.
113 Glenn Ave.
Trussville, AL 35173

Send Tax Notice
To:

David D. Myers III
112 Sweet Gum Lane
Chelsea, AL 35004

597409

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Two Hundred Twenty Eight Thousand dollars and Zero cents (\$228,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **James D. Young Jr. and wife, Susan Young** (herein referred to as grantors) do grant, bargain, sell and convey unto **David D. Myers III and Mona R. Myers** (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 3, according to the Map and Survey of Yellowleaf Ridge Estates, First Addition, as recorded in Map Book 20, page 104, in the Probate Office of Shelby County, Alabama.

\$208,278.00 of the consideration herein was derived from a purchase money mortgage closed simultaneously herewith.

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 14th day of May, 2009.

_____	(Seal)	<u>James D. Young Jr. by</u> <u>Susan Young, Attorneys in Fact</u> James D. Young Jr.	(Seal)
_____	(Seal)	<u>Susan Young</u> Susan Young	(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

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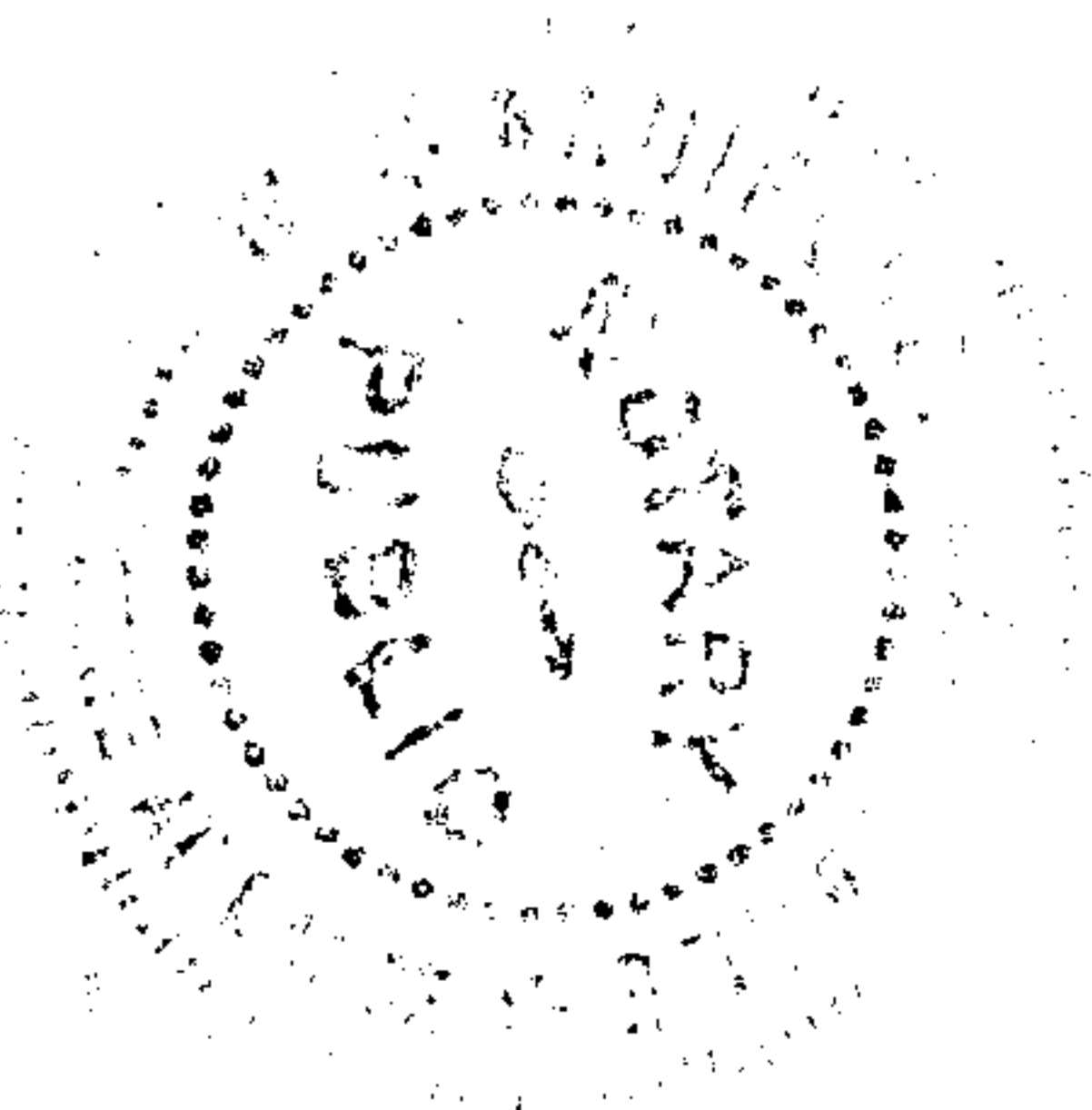
General Acknowledgment

SHELBY COUNTY

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **James D. Young Jr. and wife, Susan 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 14th day of May, 2009.

[Signature]
Notary Public



MY COMMISSION EXPIRES OCTOBER 24, 2011

20090521000191390 1/1 \$31.00
Shelby Cnty Judge of Probate, AL
05/21/2009 09:02:31 AM FILED/CERT

Shelby County, AL 05/21/2009
State of Alabama
Deed Tax : \$20.00