


(Name) Frank D. Douglas

(Address) \_\_\_\_\_

This instrument was prepared by



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Shelby Cnty Judge of Probate, AL  
05/29/2009 11:13:44 AM FILED/CERT

(Name) Duell Law Firm, LLC4320 Eagle Point Parkway(Address) Birmingham, Al. 35242

Form 1-1-5 Rev. 2/00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred twenty thousand and no/100 (\$120,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kathryn E. Damron, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Frank D. Douglas and Debra Douglas

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the folling described real estate situated in

Shelby

County, Alabama, to-wit:

Estate 7, according to the Survey of High Chaparral, First Sector, as recorded in Map Book 12, Page 57 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Utility easements, bridle path easement and building setback line as shown on recorded map of said subdivision.

Restrictions as shown on recorded map of said subdivision.

Restrictions, covenants, and conditions as recorded in Real Record 196, Page 237 and in Real Record 197, Page 249 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 160, Page 469 in the Probate Office.

Subject to: All easements, restrictions and rights of way of record.

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF A TITLE BINDER OR OTHER TITLE INFORMATION AND THE LEGAL DESCRIPTION WAS FURNISHED BY GRANTOR.

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 administrtors 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, I have hereunto set my hand(s) and seal(s), this 22day of May, 2009

WITNESS:

[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)

[Signature] (Seal)  
KATHRYN E. DAMRON

[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersignedhereby certify that Kathryn E. Damron, an unmarried womanwhose name is signed to the foregoing conveyance, and who is known to me, acknowledged before meon this day, that, being informed of the contents of the conveyance she has executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 22 day of May, 2009

A. D., 20

[Signature] 4-21-2010