


THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Leslie Layne
1561 Laurens Street
Birmingham, Alabama 35242

JOINT SURVIVORSHIP DEED


20090701000253780 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
07/01/2009 12:59:41 PM FILED/CERT

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Seventy-Three Thousand and 00/100 (\$273,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James M. Wolf and Brittany Smith Wolf, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Leslie Layne and Donald J. Layne and Sylvia J. Layne**, (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 Shelby, State of Alabama, to-wit:

Lot 100, according to the Final Plat of The Residential Subdivision Beaumont Phase 4, as recorded in Map Book 38, Page 134, in the Probate Office Shelby County, Alabama.


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


\$268,055.00 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 30th day of June, 2009.

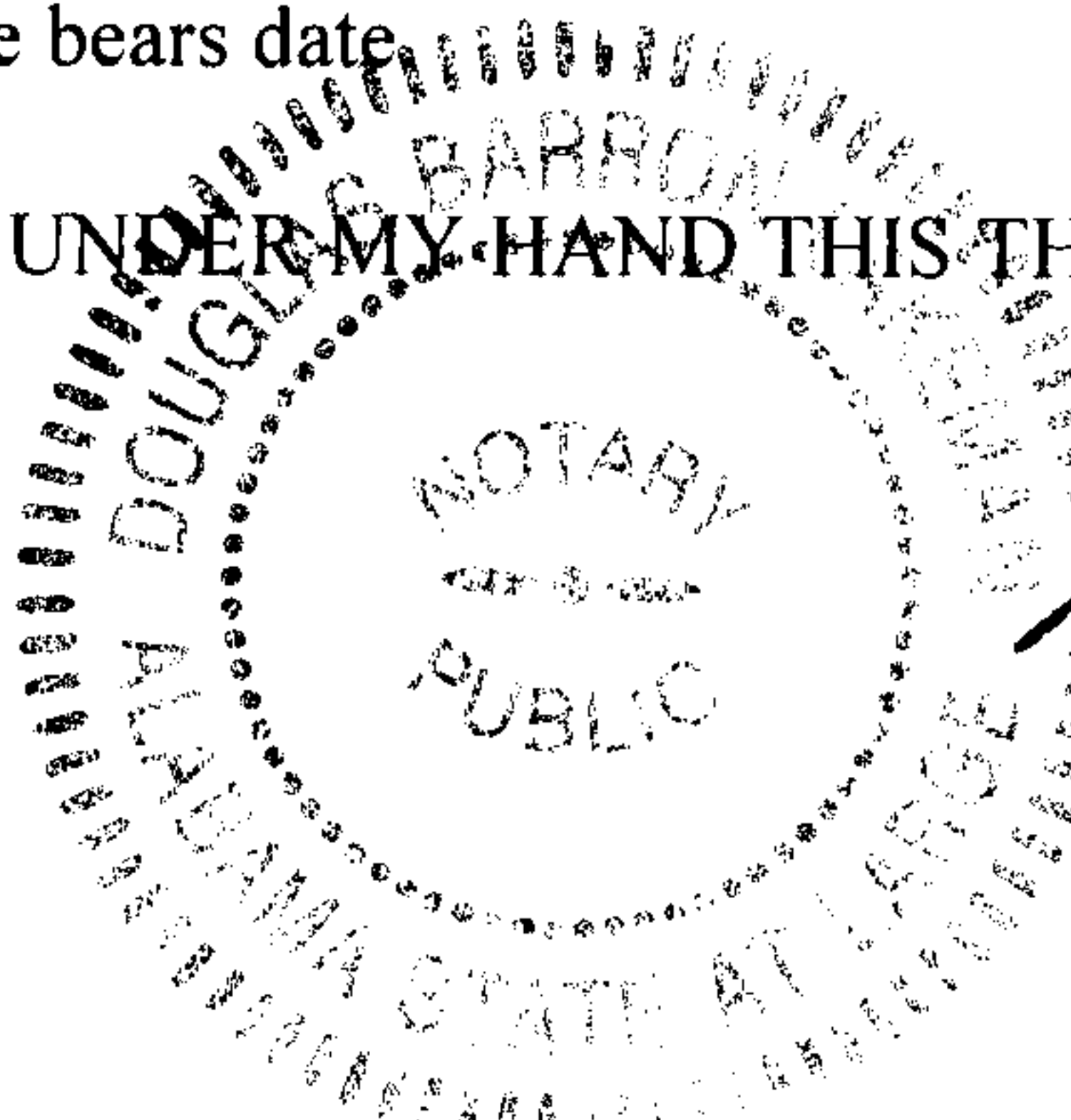

James M. Wolf
by James Arnold Wolf
his attorney in fact


Brittany Smith Wolf
By James Arnold Wolf
Her attorney in fact

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that James Arnold Wolf, whose name as Attorney In Fact for James M. Wolf and Brittany Smith Wolf, husband and wife, 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 conveyance, he, in his, capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 30TH DAY OF JUNE, 2009



Notary Public

My Commission Expires: 3.3.12

DOUGLAS BARRON LAKEMAN
COMMISSION EXPIRES 3/3/12

Shelby County, AL 07/01/2009
State of Alabama
Deed Tax : \$5.00