

20090708000263390 1/1 \$81.00  
Shelby Cnty Judge of Probate, AL  
07/08/2009 02:43:02 PM FILED/CERT

Shelby County, AL 07/08/2009

State of Alabama

Deed Tax : \$70.00

Send tax notice to: Bill B. Tubbs

69 Hawthorn St. Birmingham, Al. 35242

This instrument was prepared by: Duell Law Firm, LLC 4320 Eagle Point Pkwy

Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED FORTY-EIGHT THOUSAND AND NO/100 (\$348,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **BRIAN S. SMITH and his wife RITA K. SMITH**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**BILL B. TUBBS and JESSICA V. TUBBS**

(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 9-17, Block 9, according to the Survey of Mt. Laurel, Phase 1A as recorded in Map Book 27, Page 72 A&B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

.\$278,400.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith

.\$52,200 of the above mentioned purchase price was paid for from a second mortgage loan which was closed simultaneously herewith and is second and subordinate of the first mortgage..

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 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.

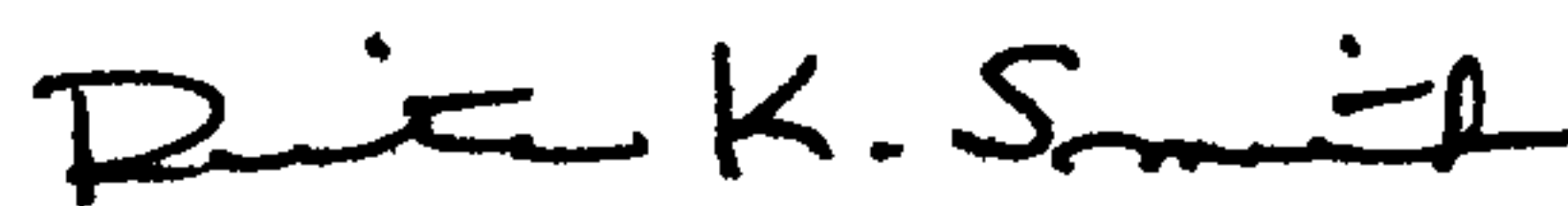
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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(s) and seal(s) this \_\_\_\_ day of June, 2009.



(Seal)

BRIAN S. SMITH



(Seal)

RITA K. SMITH

State of ALABAMA

County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian S. Smith and his wife Rita K. Smith 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of June, 2009.

My commission expires: 5/13/13

  
NOTARY PUBLIC