

This instrument was prepared by:

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

Send Tax Notice Wesley S. Joiner
To:

408 Meadowlark Place
Alabaster, AL 35007

1252809

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Ten Thousand dollars and Zero cents (\$10,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **Wesley S. Joiner and wife, Kimberly R. Joiner** (herein referred to as grantors) do grant, bargain, sell and convey unto **Wesley S. Joiner and Kimberly R. Joiner** (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 12, Block 1, according to the Survey of Willow Glen as recorded in Map Book 7, Page 101, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of September, 2009.

(Seal)

Wesley S. Joiner
Wesley S. Joiner

(Seal)

(Seal)

Kimberly R. Joiner
Kimberly R. Joiner

(Seal)

(Seal)

Deed Tax : \$10.00

(Seal)

(Seal)

STATE OF *Alabama*

}

General Acknowledgment

COUNTY *Shelby*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wesley S. Joiner and wife, Kimberly R. Joiner** 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 2nd day of September, 2009.

Karen Evans

Notary Public

