

Document Prepared By:
Shannon R. Crull, P. C.
3400 Independence Dr., Ste 100
Birmingham, Alabama 35209

Send Tax Notice To:
Thomas Marquardt
1168 Barkley Lane
Birmingham, AL 35242

GENERAL WARRANTY DEED
Joint Tenant with Rights of Survivorship


20091014000387960 1/1 \$371.00
Shelby Cnty Judge of Probate, AL
10/14/2009 12:17:25 PM FILED/CERT

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **Three Hundred Sixty Thousand Dollars and NO/100 (\$360,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Patricia A. Hughes and Mike Hughes, husband and wife, (herein referred to as **Grantors**), grant, sell, bargain and convey unto **Thomas Marquardt and Wanda Marquardt**, (herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 28, according to the Survey of Barkley Square, as recorded in Map Book 27, Page 32, in the Office of the Probate Judge of Shelby County, Alabama.

Said property having the mailing address 1168 Barkley Lane, Birmingham, AL 35242

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 0.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we, have good right to sell and convey the same as aforesaid; that we will and 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, the said **GRANTORS** have hereunto set their hands and seals, this ~~7th~~ day of ~~August~~, 2009.

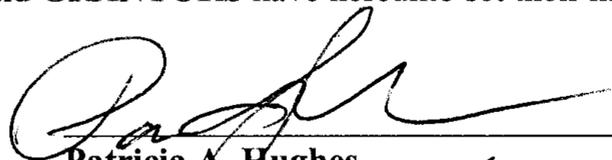
25th September

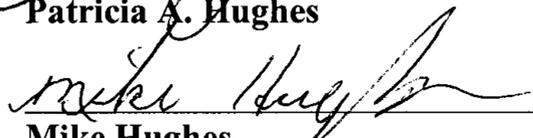
GRANTOR(S)

Shelby County, AL 10/14/2009

State of Alabama

Deed Tax : \$360.00

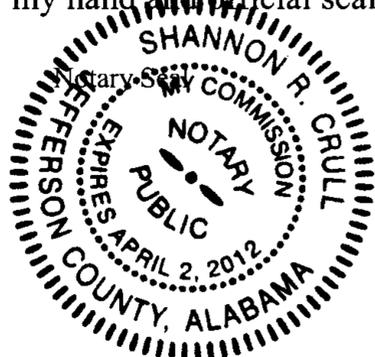
 (SEAL)
Patricia A. Hughes

 (SEAL)
Mike Hughes

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, do hereby certify that **Patricia A. Hughes and Mike Hughes** whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2009.




Notary Public
My commission expires: 04/02/2012