

This instrument was prepared by:
Michael T. Atchison
101 West College
Columbiana, AL 35051

Send Tax Notice To: John W. Cromeans, Jr.
1127 GLEN MANOR DR.
BIRMINGHAM, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty Nine Thousand dollars and Zero cents (\$129,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bobby G. Logan and Patricia D. Logan, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto John W. Cromeans, Jr. and Jane M. Cromeans (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 14, in Shelby Shores, Map of which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 75.

Subject to taxes for 2009 and subsequent years.

Property constitutes no part of the homestead of the grantor or grantors spouse.

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 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.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of October, 2009.

_____ (Seal)	<u>Bobby G. Logan</u> (Seal)
_____ (Seal)	<u>Patricia D. Logan</u> (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby G. Logan and Patricia D. Logan 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 14th day of October 2009.

Michael T. Atchison
Notary Public
Commission Expires: 10/16/2012

20091021000397170 1/1 \$140.00
Shelby Cnty Judge of Probate, AL
10/21/2009 03:57:59 PM FILED/CERT

Shelby County, AL 10/21/2009
State of Alabama
Deed Tax : \$129.00

