

This instrument was prepared by

SEND TAX NOTICE TO:

A, Vincent Brown, Jr.  
510 North 18th Street  
Bessemer, AL 35020

Keith C. Connor  
3525 Crossings Circle  
Birmingham, Alabama 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 **One Thousand Five Hundred and 00/100 (\$1,500.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Keith C. Connor, a single man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Keith C. Connor, a single man, Virginia Jackson, a single woman, Donald Jackson, a single man, Trace S. Wilder, a married man**, (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

**Lot 76, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, in the Probate Office of Shelby County, Alabama.**

#### SUBJECT TO:

1. Taxes for the year beginning October 1, 2009, which constitutes a lien, but are not yet due and payable until December 31, 2009.
2. Subject to all easements, judgments, mortgages, tax liens or other encumbrances, which could effect the property and is not shown as of record or listed on the title commitment.
3. Subject to 5 foot building line as shown on recorded map.
4. Subject to 7 ½ foot easement on North side of lot as shown on recorded map.
5. Subject to right of way granted to Shelby County recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.
6. Subject to right of way granted to Alabama Power Company recorded in Real Volume 142, Page 148 and Real Volume 142, Page 148.
7. Subject to right of way granted the City of Hoover recorded in Instrument No. 2000-40742, Instrument No. 2000-40741 and Instrument No. 2000-25988.
8. Subject to restrictions and covenants appearing of recorded in Instrument No. 2002-02381.
9. Minerals and mining right excepted.

**\$0.00** of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), **Keith C. Conner**, have hereunto set my (our) hand(s) and seal(s) this 15<sup>th</sup> day of September, 2009.

Keith C. Conner (SEAL)  
Keith C. Conner

STATE OF ALABAMA )  
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Keith C. Conner, a single man**, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of September, 2009.

Deborah Jean Marshburn  
Notary Public  
My commission expires \_\_\_\_\_

DEBORAH JEAN MARSHBURN  
NOTARY PUBLIC  
State of Alabama  
My Commission Expires May 9, 2012