

20100603000175280 1/1 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/03/2010 12:25:40 PM FILED/CERT

This instrument was prepared by

Send Tax Notice To: John C. Hall

(Name) Larry L. Halcomb, Attorney  
3512 Old Montgomery Highway, Suite 219  
(Address) Birmingham, AL 35209

name  
4028 Guilford Road  
address  
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED SEVENTEEN THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$217,700.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**Ross E. Lockett and Wife, Patrice M. Lockett**

(herein referred to as grantors) do grant, bargain, sell and convey unto **John C. Hall and Rebecca R. Hall**

(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 155, according to the Final Record Plat of Greystone Farms Guilford Place Sector Phase 3, as recorded in Map Book 24, Page 27, in the Probate Office of Shelby County, Alabama.**

**Minerals and mining rights excepted.**

**Subject to taxes for 2010.**

**Subject to restrictions, easements, building lines and right of way, of record.**

**\$214,117.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27th day of May, 2010.

Deed Tax : \$4.00

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

Ross E. Lockett (Seal)  
**Ross E. Lockett**

Patrice M. Lockett (Seal)  
**Patrice M. Lockett**

\_\_\_\_\_ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Ross E. Lockett and Wife, Patrice M. Lockett

whose name(s) 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 27th day of May A.D., 2010

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 20 10