

THIS INSTRUMENT PREPARED BY:

MARK S. BOARDMAN

BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.

400 BOARDMAN DRIVE

CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.

GRANTEE'S ADDRESS:

Malcolm David Young

275 Shore Front Lane

Wilsonville, AL 35186



20100802000244750 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/02/2010 09:57:56 AM FILED/CERT

GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Thousand and 00/100 (\$5,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Matt W. Howerton and Karen L. Howerton**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Malcolm David Young and Melissa Frederick Young**, husband and wife (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

All my right, title and interest in and to the following described property:

A part of Lot 233, Lakewood, Phase 2, as recorded in Map Book 35 page 42 in the office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Easternmost corner of said Lot 233 and run South 38 deg. 30 min. 40 sec. West along the East line of said Lot for a distance of 339.35 feet to a point; thence run North 21 deg. 06 min. 41 sec. East for a distance of 304.21 feet to a point on the North line of said Lot; thence run South 87 deg. 20 min. 07 sec. East along the North line of said Lot for a distance of 82.66 feet to a point; thence run South 53 deg. 02 min. 41 sec. East along the Northeast line of said Lot for a distance of 23.98 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to this real property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, **Matt W. Howerton and wife, Karen L. Howerton**, have hereunto set their hand and seal this the 30 day of July, 2010.

Matt W. Howerton

Karen L. Howerton

Deed Tax : \$5.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

20100802000244750 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/02/2010 09:57:56 AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Matt W. Howerton and Karen L. Howerton**, husband and wife, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of July, 2010.

Suzi W. McCla
NOTARY PUBLIC
My Commission Expires: July 16, 2014
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
BONDED THRU NOTARY PUBLIC UNDERWRITERS