



20100825000272710 1/2 \$375.00  
Shelby Cnty Judge of Probate, AL  
08/25/2010 09:49:10 AM FILED/CERT

This instrument was prepared by:  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
James D. Steel  
*7085 Knollwood Place*  
*Birmingham, Ala 35242*

**WARRANTY DEED** JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of Three Hundred Sixty Thousand Dollars and 00/100 (\$360,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Jason R. Krause, a married man, grant, bargain, sell and convey unto James D. Steel and Mary Jane Steel, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Lot 1117, according to the Map of Highland Lakes, 11<sup>th</sup> Sector, an Eddleman Community, as recorded in Map Book 27, Page 84 A,B,C & D in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, permits of record, covenants, agreements and mineral rights exceptions if any.

(\$ 0.00 ) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$ 0.00 ) of the aforementioned was paid by second mortgage filed simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

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.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 24<sup>th</sup> day of August, 2010.

Shelby County, AL 08/25/2010

State of Alabama

Deed Tax : \$360.00



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*Jason R. Krause*

**Jason R. Krause**

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jason R. Krause**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*[Signature]*  
\_\_\_\_\_  
**Notary Public**

My Commission Expires: 2-29-2012