

20100922000310960 1/2 \$91.00
Shelby Cnty Judge of Probate, AL
09/22/2010 11:18:19 AM FILED/CERT

SEND TAX NOTICE TO:
Robert B. Clements and Clare Clements, a/k/a
S. Clare Clements
79 Brook Drive
Birmingham, Alabama 35242

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

1/2 Value
388,100.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Ten dollars and no cents (\$10.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Robert B. Clements and Clare Clements, a/k/a S. Clare Clements, husband and wife(herein referred to as **GRANTOR(S)**), do
grant, bargain, sell and convey unto **Robert B. Clements and Clare Clements, a/k/a S. Clare Clements, husband and wife**
(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

**LOT E, ACCORDING TO THE SURVEY OF BROOK RIDGE ESTATES, AS
RECORDED IN MAP BOOK 17, PAGE 133, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2010 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any (3) Mineral and mining rights, if any.

\$314,500.00 is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against
subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil,
gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and
mineral interests.

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.

Shelby County, AL 09/22/2010
State of Alabama
Deed Tax : \$74.00

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

LC.
ACC.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this September 14, 2010.

Robert B. Clements (Seal)
Robert B. Clements
Clare Clements (Seal)
Clare Clements, a/k/a S. Clare Clements


STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert B. Clements and Clare Clements, a/k/a S. Clare Clements, husband and wife, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2010.

Sam Preston Hen (Seal)
Notary Public.
My Commission Expires: 4/6/2014


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