



20101027000359520 1/1 \$172.00
Shelby Cnty Judge of Probate, AL
10/27/2010 12:09:56 PM FILED/CERT

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

Send Tax Notice To:
Kevin and Debra Berland
6065 Waterside Dr
Birmingham, AL 35244

Presents:

THAT IN CONSIDERATION OF **ONE- HUNDRED AND SIXTY THOUSAND DOLLARS (\$160,000)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John Tyler Hillman and wife Theresa G. Hillman (herein referred to as grantors) do grant, bargain, sell and convey unto Kevin Richard Berland and wife Debra Lynn Berland (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 754, according to the Final Plat of Riverwoods, Seventh Sector, Phase II, recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 1ST day of October, 2010

WITNESS:



John Tyler Hillman



Theresa G. Hillman

Shelby County, AL 10/27/2010
State of Alabama
Deed Tax : \$160.00

STATE OF ALABAMA
COUNTY SHELBY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that John Tyler Hillman and wife Theresa G. Hillman 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 1st day of October, 2010.



NOTARY PUBLIC
MY COMMISSION EXPIRES:

PREPARED BY:
PARKER LAW FIRM, LLC
1560 Montgomery Hwy, Ste 205
Birmingham, AL 35216

