

Parcel I.D. #:

Send Tax Notice To: Theresa L. Grimes & April Davis
281 Diamond Lane
Wilton, Alabama 35187

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$ 5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Theresa L. Grimes, a married woman**, and **April D. Davis, single woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Theresa L. Grimes; April D. Davis**, and **Kevin Herrick** hereinafter known as the GRANTEE;


PARCEL 1: A parcel of land containing +/- 1 acre, located in the SE 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Begin at the SW corner of said 1/4 1/4 section; Thence run East along the South 1/4-1/4 line a distance of 210 feet; Thence turn left 88 degrees 59' 34" a distance of 210 feet; Thence turn left 91 degrees 00' 26" a distance of 210 feet to the West 1/4-1/4 line; Thence turn left 88 degrees 59' 34" along said 1/4-1/4 line a distance of 210 feet to the Point of Beginning.

Subject to any and all easements, rights of way, covenants and restrictions of record.

THE ABOVE DESCRIBED REAL ESTATE DOES *NOT* CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1997-02565; respectively, in the Probate Judge's Office of Shelby County, Alabama.


Shelby County, AL 12/03/2010
State of Alabama
Deed Tax: \$5.00



20101203000405450 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
12/03/2010 03:58:38 PM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.


And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 03 Day of DECEMBER, 2010.


Theresa L. Grimes
Grantor

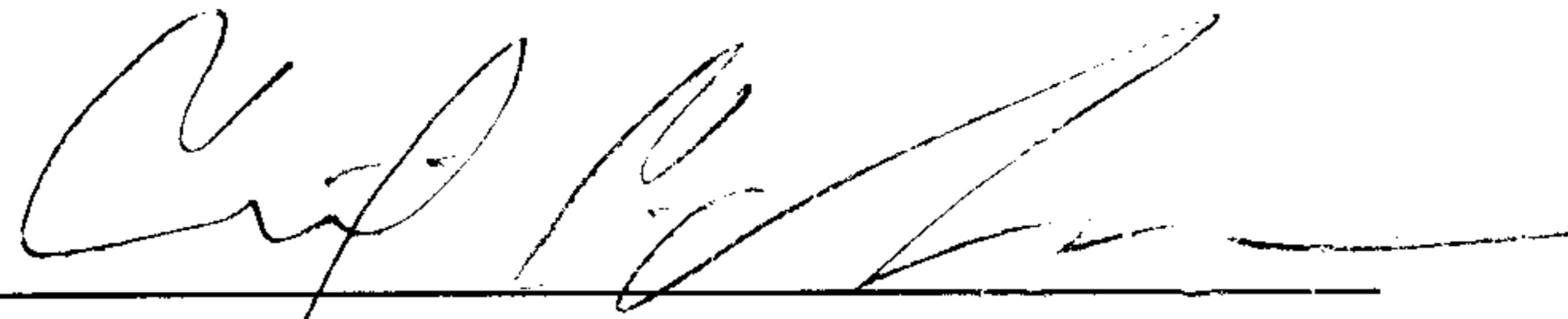

April D. Davis
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20101203000405450 2/3 \$24.00
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I, the undersigned, a Notary Public in and for said State, do hereby certify that *Theresa L. Grimes* and *April D. Davis*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 03 Day of
DECEMBER, 2010.




NOTARY PUBLIC

My Commission Expires: 25 March, 2012.

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



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