

\$ 30,000



20110224000063070 1/3 \$49.00
Shelby Cnty Judge of Probate, AL
02/24/2011 08:24:43 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Dawn I. McDonald, Attorney at Law

P. O. Box 610348

Birmingham, AL 35261

Deed prepared without opinion or examination of title.

SEND TAX NOTICE TO:

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and, and other good and valuable consideration to:

**JAMES DREW COLEMAN, JR. and GERALDINE B. COLEMAN, husband and wife
and KAREN C. FITZGERALD, an unmarried woman**

(hereinafter called Grantors), in hand paid by:

JAMES DREW COLEMAN, JR. and GERALDINE B. COLEMAN, husband and wife

(hereinafter called Grantee), the receipt whereof is hereby acknowledged, the Grantors hereby grant, bargain, sell and convey to the Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 35, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 3, as recorded in Map Book 24, Page 27, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

- 1. Subject to County ad valorem taxes for 2011, that are a lien, but not due and payable at this time, and all subsequent years.**
- 2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property, and municipal zoning ordinances now, or hereafter, becoming applicable, and taxes or assessments now, or hereafter, becoming due against said property.**
- 3. Any and all mortgages, liens or judgments of record on the property herein conveyed.**
- 4. Oil, gas, hydrocarbon substances, and other mineral and mining rights not owned by Grantor.**

Note: This deed is being executed for the purpose of removing daughter from the title to the property.

Address: 3969 Guilford Road, Birmingham, AL 35242; Parcel No: 03-8-34-0-012-020.000

TO HAVE AND TO HOLD to 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 survives the other, the entire interest in fee

Shelby County, AL 02/24/2011
State of Alabama
Deed Tax: \$30.00



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simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common. Said Grantors do for themselves, their successors and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the

24th

day of February, 2011.

GRANTORS:

James Drew Coleman Jr
JAMES DREW COLEMAN, JR.

Geraldine B. Coleman
GERALDINE B. COLEMAN

Karen C Fitzgerald
KAREN C. FITZGERALD

ACKNOWLEDGMENT

State of Alabama

County of Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JAMES DREW COLEMAN, JR. and GERALDINE B. COLEMAN, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the 24th day of February, 2011.

Kelly B. Mullin
Notary Public

Kelly B. Mullin
Notary Public State At Large
My commission expires: Commission Expires
June 28, 2013



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ACKNOWLEDGMENT

State of Alabama

County of Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that KAREN C. FITZGERALD, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the 24th day of February, 2011.

Kelly B. Mullin
Notary Public

Kelly B. Mullin
My commission expires: Notary Public State At Large
Commission Expires
June 28, 2013