


This document prepared by:  
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Shelby Cnty Judge of Probate, AL  
02/24/2011 03:42:47 PM FILED/CERT

Send Tax Notice To:  
John Bradley Boden  
120 Abington Circle  
Maylene, AL 35114

NOTE: No title search was performed in connection with the preparation and recordation of this deed; Preparer is acting as scrivener only. The purpose of this deed is to add the parents of Grantor to title and to create a joint tenancy with right of survivorship.

**GENERAL WARRANTY DEED -JOINT TENANCY W/ RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA            )  
JEFFERSON COUNTY)

**KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of the sum of Twenty-Five Thousand and No/100 Dollars (\$25,000.00) and other good and valuable consideration to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, **John Bradley Boden**, a single man (herein referred to as GRANTOR(S)), does hereby grant, bargain, sell and convey unto **John Bradley Boden, Craig L. Boden and Susan F. Boden** (herein referred to as GRANTEE(S)), for and during their joint lives and upon the death of either of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Jefferson County, Alabama:

**Lot 150, according to the Map of Cedar Grove at Sterling Gate, Sector 2, Phase 3, as recorded in Map Book 26, Page 122, in the Probate Office of Shelby County, Alabama.**

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to all matters of public record including but not limited to easements, restrictions, covenants, set back lines, rights-of-way, and limitations, if any. Title to all minerals within and underlying the premises, together with all mining rights and release of damages are not warranted herein.

Subject to 2011 Property Taxes and subsequent years which are not yet due and payable.

To Have and To Hold, To the Grantees for and during their joint lives and upon the death of either of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns of such survivor(s) forever, together with every contingent remainder and right of reversion; 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) in the event one Grantee herein survives the other(s), the entire interest in fee simple shall pass to the surviving Grantee(s) (if more than one Grantee survives, then the surviving Grantees shall own the subject property as joint tenants with right of survivorship), 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 executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey same as aforesaid, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his signature this 16 day of February, 2011.

GRANTOR(S)

BY: John Bradley Boden  
John Bradley Boden

STATE OF ALABAMA)  
SHELBY COUNTY )

I, MATILDE SHUMATE, a Notary Public in and for said County, and in said State, hereby certify that **John Bradley Boden**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16 day of February, 2011.

Matilde Shumate  
NOTARY PUBLIC:  
My commission expires:

