

\$119,000⁰⁰
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THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Robert B. Huie
1800 International Park Dr., Ste 500
Birmingham, Alabama 35243

Joyce Hornsby
236 Crest Lake Dr.
Birmingham, AL 35244

WARRANTY DEED

(Joint Tenants with Right of Survivorship)

State of Alabama
County of Jefferson

Know All Men By These Presents:

That in consideration of Five hundred dollars and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, **Joyce Hornsby, also known as Sandra L. Hornsby, an unmarried lady,** (herein referred to as grantor, whether one or more), does hereby grant, bargain, sell and convey unto

Joyce Hornsby, also known as Sandra L. Hornsby, and Dario Vali

(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 35, Block 2, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Address of the Property: 236 Crest Lake Drive
Hoover, AL 35244

Subject to easements and restrictions of record and current year Ad Valorem taxes.

TO HAVE AND TO HOLD to 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, T have hereunto set my hand (s) and seal (s) this the 10 day of June 2011.

Witness:

STATE OF ALABAMA
COUNTY OF JEFFERSON

I Robert B. Huie, a Notary Public in and for said County, in said State, hereby certify that Joyce Hornsby, also known as Sandra L. Hornsby, whose name is signed to the foregoing warranty deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, that (he/she) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of June 2011.