

This instrument is prepared by:
John H. Henson
4647-E US Hwy 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
Jill G Lasseter and Dan Lasseter
819 Riverchase Parkway W

20110804000227310 1/1 \$85.00
Shelby Cnty Judge of Probate, AL
08/04/2011 08:43:49 AM FILED/CERT

Shelby County, AL 08/04/2011
State of Alabama
Deed Tax: \$73.00

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Seventy Thousand And No/100 Dollars (\$270,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Eileen R Zeanah and David Kristen Zeanah, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jill G Lasseter and Dan Lasseter (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 5-A, according to the resurvey of Lots 5, 6, 16, 17 and 25 of Second Addition, Phase II, Riverchase Country Club, as recorded in Map Book 9, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Fifty-Seven Thousand And No/100 Dollars (\$157,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Forty Thousand And No/100 Dollars (\$40,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 29, 2011.


Eileen R Zeanah


David Kristen Zeanah

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Eileen R. Zeanah and David Kristen Zeanah is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 29th day of July, 2011.

Notary Public

Commission Expires

FILE NO.: TS-1100535

