



SEND TAX NOTICE TO:

(Name) JAMES E. BRECKENRIDGE
(Address) 5050 INDIAN VALLEY RD, B'ham AL 35244

This instrument was prepared by

(Name) JAMES E. BRECKENRIDGE

(Address) 5050 INDIAN VALLEY RD, B'ham AL 35244

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Eight Thousand Five Hundred & No/100 including 58 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JASON B. BOWEN

(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES E. BRECKENRIDGE & WIFE JOYCE P. BRECKENRIDGE

(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 8 ACCORDING TO THE SURVEY OF CANTERBURY ESTATES, AS RECORDED IN MAP BOOK 12, PAGE 96 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. NOTE; THIS DEED IS IN CONSIDERATION OF THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF (48,500.00) Forty Eight Thousand & FIVE HUNDRED & NO/100 DOLLARS

This deed is intended to be a full satisfaction of that certain Purchase money Mortgage from Jason B. Bowen to James E. Breckenridge & wife Joyce P. Breckenridge, recorded in Shelby Co. Judge of Probate office 6-9-2010.

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TO HAVE AND TO HOLD Unto 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, _____ have hereunto set _____ hand(s) and seal(s), this _____

day of _____, 2010

WITNESS:

(Seal)

Jason B. Bowen
(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Leslie Gammon, a Notary Public in and for said County, in said State,

hereby certify that Jason Bowen

whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 26 day of May A.D. 2010

Leslie Gammon
Notary Public.

MY COMMISSION EXPIRES MAY 23, 2011