

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Sixty One Thousand and No/100 (\$261,000.00) Dollars to the undersigned Harold David Foote, Jr., and wife, Karen Foote, herein referred to as Grantors, in hand paid by Matthew T. Boothe and wife, Mary Virginia Boothe, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 40, according to the Survey of Bent Creek Subdivision, Sector 1, as recorded in Map Book 36, Page 23, Probate Office of Shelby County, Alabama.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

AND THE GRANTORS do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 12th day of September, 2011.


Harold David Foote, Jr.

Karen Foote



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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Harold David Foote, Jr., and wife, Karen Foote, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2011.


Elizabeth H. Russell
Notary Public
My Commission Expires: 9/16/14

Grantee's Address:

404 Bent Creek Trace
Chelsea, AL 35043

THIS INSTRUMENT PREPARED BY:

LIVINGSTON & HARKINS, LLC
26 NORTH NORTON AVENUE
SYLACAUGA, ALABAMA 35150


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