

11-349
David Ruston Holden
1521 Caribbean Circle, Alabaster, AL 35007

**WARRANTY DEED
JOINT TENANCY**

State of Alabama
County of Shelby

10.00
That in consideration of (\$) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

JULIET M. CLENNON, AN UNMARRIED WOMAN AND MONICA CLENNON ASHMORE AND HUSBAND DAVID RUSTON HOLDEN,

herein referred to as grantor does grant bargain, sell and convey unto

David Ruston Holden and Monica Clennon Ashmore

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the **County of Shelby, State of Alabama:**

Lot 16, Block 7, according to the Survey of Southwind Sector, as recorded in Map Book 7, page 25 A & B, in the Probate Office of Shelby County, Alabama.

JULIET M. CLENNON AND MONICA C. ASHMORE ARE THE SURVIVING GRANTEES OF DEED RECORDED IN INST. NO. 2000-6513. THE OTHER GRANTEE, GORDON F. CLENNON HAVING DIED ON OR ABOUT THE

27 DAY OF February, 2008

Subject to:

1. Taxes for the year 2011 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

3. A THIRD PARTY MORTGAGE IN THE AMOUNT OF \$ 115,800.00 EXECUTED SIMULTANEOUSLY HEREWITH.

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 do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned has set Our hands and seals on this 20 day of

Sept, 2011.

Juliet M. Clennon

JULIET M. CLENNON

Monica Clennon Ashmore

MONICA CLENNON ASHMORE

David Ruston Holden

DAVID RUSTON HOLDEN

(STATE OF ALABAMA)

(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that JULIET M. CLENNON AND MONICA CLENNON ASHMORE AND DAVID RUSTON HOLDEN, whose names are signed to the foregoing conveyance, and who are 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 by hand and official seal this 20 day of September, 2011

Notary Public

Commission Expires

8-7-2014

PREPARED BY: MICHAEL GALLOWAY 931 Sharitt Avenue, #113, GARDENDALE, ALABAMA 35071



20111004000293900 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
10/04/2011 11:25:19 AM FILED/CERT

