



20111025000318280 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
10/25/2011 10:55:38 AM FILED/CERT

INSTRUMENT PREPARED BY:

**YEAROUT, SPINA & LAVELLE, LLC
1500 URBAN CENTER DR, STE 450
BIRMINGHAM, AL 35242
205-298-1800**

SEND TAX NOTICE TO:

**Oscar D. Mann and Willodean Mann
227 Bedford Lane
Calera, AL 35040**

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty-One Thousand Five Hundred and 00/100 (141,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **Pamela G. Reach and husband, Johnny Reach**, (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **Oscar D. Mann and Willodean Mann and Micah B. Mann**, (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 705, according to the survey of Savannah Pointe, Sector VII, as recorded in Map Book 31, Page 101, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions and right of ways of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 14th day of October, 2011.

Pamela G. Reach
Pamela G. Reach

Johnny Reach
Johnny Reach

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Pamela G. Reach and husband, Johnny Reach**, 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 Instrument signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of October, 2011.

Donna Hefner
NOTARY PUBLIC
My Commission Expires: 5/22/13