

This instrument was prepared by  
William G. Barnes  
5037 Abbey Lane  
Birmingham, Alabama 35215

20111107000334800 1/1 \$138.00  
Shelby Cnty Judge of Probate, AL  
11/07/2011 01:31:05 PM FILED/CERT

Send Tax Notice To:  
Jeremy V. and Jennifer Snell Willis  
219 Courtside Drive  
Birmingham, Alabama 35242

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

*1/2 value = \$25,000*

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **TEN AND 00/100 (\$10.00)** Dollars  
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,  
We, **JENNIFER SNELL WILLIS F/K/A MARY JENNIFER SNELL AND JEREMY V. WILLIS, WIFE AND HUSBAND**  
(herein referred to as grantors) do, grant, bargain, sell and convey unto  
**JEREMY V. WILLIS AND JENNIFER SNELL WILLIS**  
(herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate situated  
in **SHELBY** County, Alabama, to-wit:

**UNIT 33, IN COURTSIDE AT BROOK HIGHLAND, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF COURTSIDE AT BROOK HIGHLAND, A CONDOMINIUM, WHICH IS RECORDED AS INSTRUMENT NUMBER 20020521000241450 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED BY THE AMENDMENT THERETO RECORDED AS INSTRUMENT NUMBER 2002051000223920 AND AS AMENDED BY THE AMENDMENT THERETO RECORDED AS INSTRUMENT NUMBER 20020521000241460 IN SAID PROBATE OFFICE AND AS FURTHER AMENDED BY THE CORRECTIVE AMENDMENT RECORDED AS INSTRUMENT NUMBER 20020521000241470 IN SAID PROBATE OFFICE AND AS REFLECTED IN THE PLAN OF COURTSIDE AT BROOK HIGHLAND PREPARED BY K. B. WEYGAND & ASSOCIATES, P.C. WHICH IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS INSTRUMENT NUMBER 20020521000241450 AND WHICH IS ALSO SEPARATELY RECORDED IN MAP BOOK 28, PAGE 103 IN SAID PROBATE OFFICE.**

**SUBJECT TO TAXES.**

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.**

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this 26 day of Oct, 2011.

Shelby County, AL 11/07/2011  
State of Alabama  
Deed Tax: \$125.00

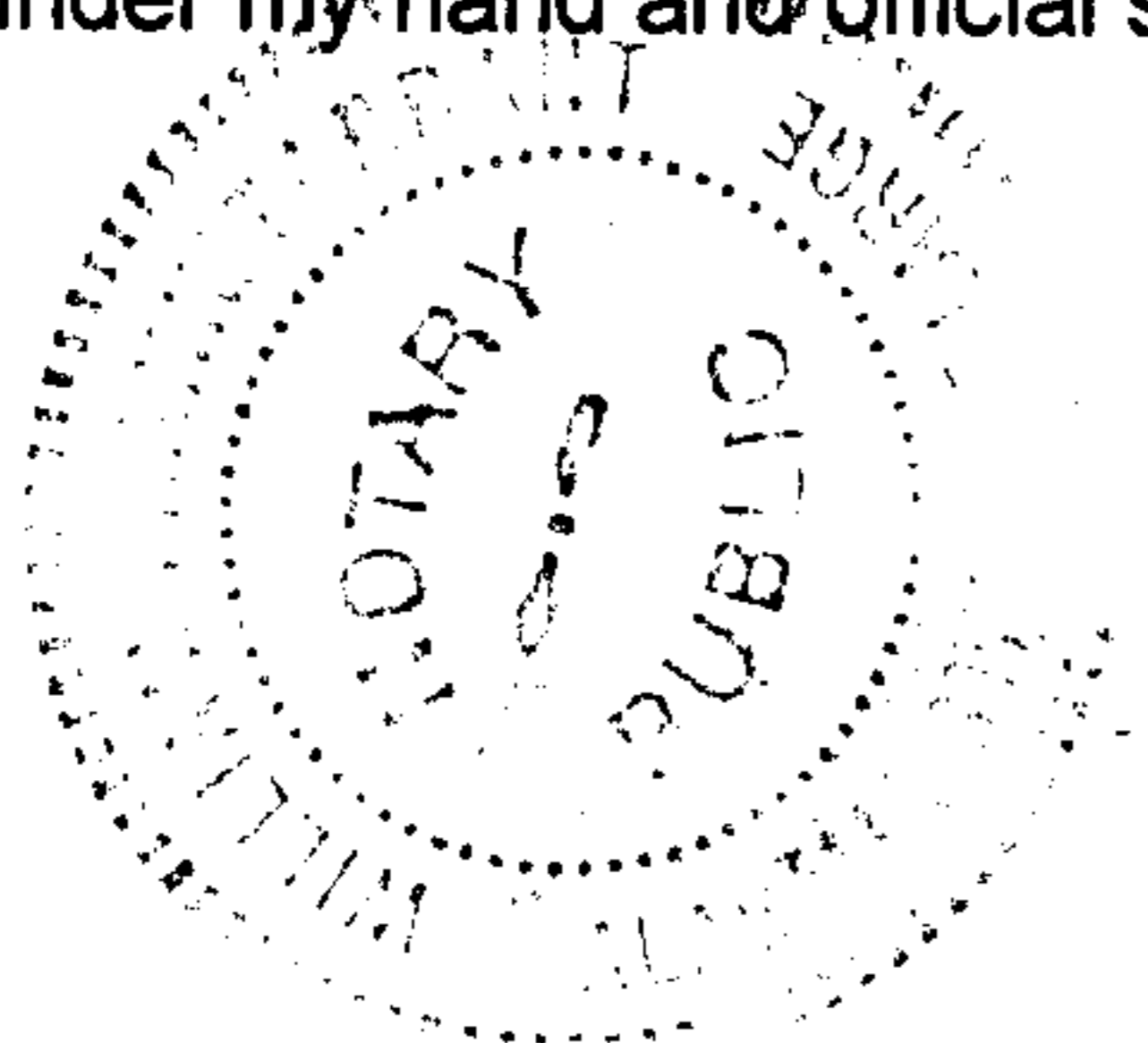
*Jennifer Snell Willis Mary Jennifer Snell*  
\_\_\_\_\_  
**JENNIFER SNELL WILLIS F/K/A/ MARY JENNIFER SNELL** (Seal)

*Jeremy V. Willis*  
\_\_\_\_\_  
**JEREMY V. WILLIS** (Seal)

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JENNIFER SNELL WILLIS F/K/A MARY JENNIFER SNELL AND JEREMY V. WILLIS, WIFE AND HUSBAND**, whose name 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26 day of Oct, 2011.



*William Frank Tarrant*  
\_\_\_\_\_  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES: 4/1/14