

20111117000347460 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
11/17/2011 10:20:22 AM FILED/CERT

Shelby County, AL 11/17/2011
State of Alabama
Deed Tax:\$5.00

Parcel I.D. #:

Send Tax Notice To: Tommie Ann Scott
533 Homestead Drive
Wilsonville, AL 35186

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Thomas E. Fletcher and Elizabeth S. Fletcher, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Tommie Ann Scott**, hereinafter known as the GRANTEE;

Lots 6 & 7, according to the survey of The Homestead, Sector "A", Phase II, as recorded in Map Book 13, Page 87 in the Probate Office of Shelby County, Alabama.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1995-36511, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 21st Day of September, 2011.

Thomas E. Fletcher

Thomas E. Fletcher
Grantor

Donnic Ann Scott
POA

Elizabeth S. Fletcher

Elizabeth S. Fletcher
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Thomas E. Fletcher* and *Elizabeth S. Fletcher*, a married couple, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 21st Day of September, 2011.

Kaye Alvarez

NOTARY PUBLIC

My Commission Expires: ~~25 March, 2012~~

This Instrument Prepared By:

My Commission Expires 04-29-2014

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040