

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Susan Maher

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

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY

  
20111216000381380 1/1 \$45.00  
Shelby Cnty Judge of Probate, AL  
12/16/2011 10:31:48 AM FILED/CERT

That in consideration of Thirty Two Thousand dollars and Zero cents (\$32,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Joseph Darrell Overton, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Charles Irwin Maher and Susan Maher and Charlotte Maher Prewett (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at a point being 1557.61 feet North of the Southeast corner of the West 1/2, Northeast 1/4, Southeast 1/4, Section 11, Township 19 South, Range 1 West, Shelby County, Alabama; thence South 60 degrees West 229.58 feet; thence North 29 degrees 29 minutes 52 seconds West 519.58 feet to a point on the South right of way of Shelby County Highway No. 43; thence North 60 degrees East 315 feet; thence South 239.51 feet; thence North 60 degrees East 210 feet; thence South 360.43 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.  
of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28<sup>th</sup> day of November, 2011.

(Seal)

(Seal)

Joseph Darrell Overton

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

}

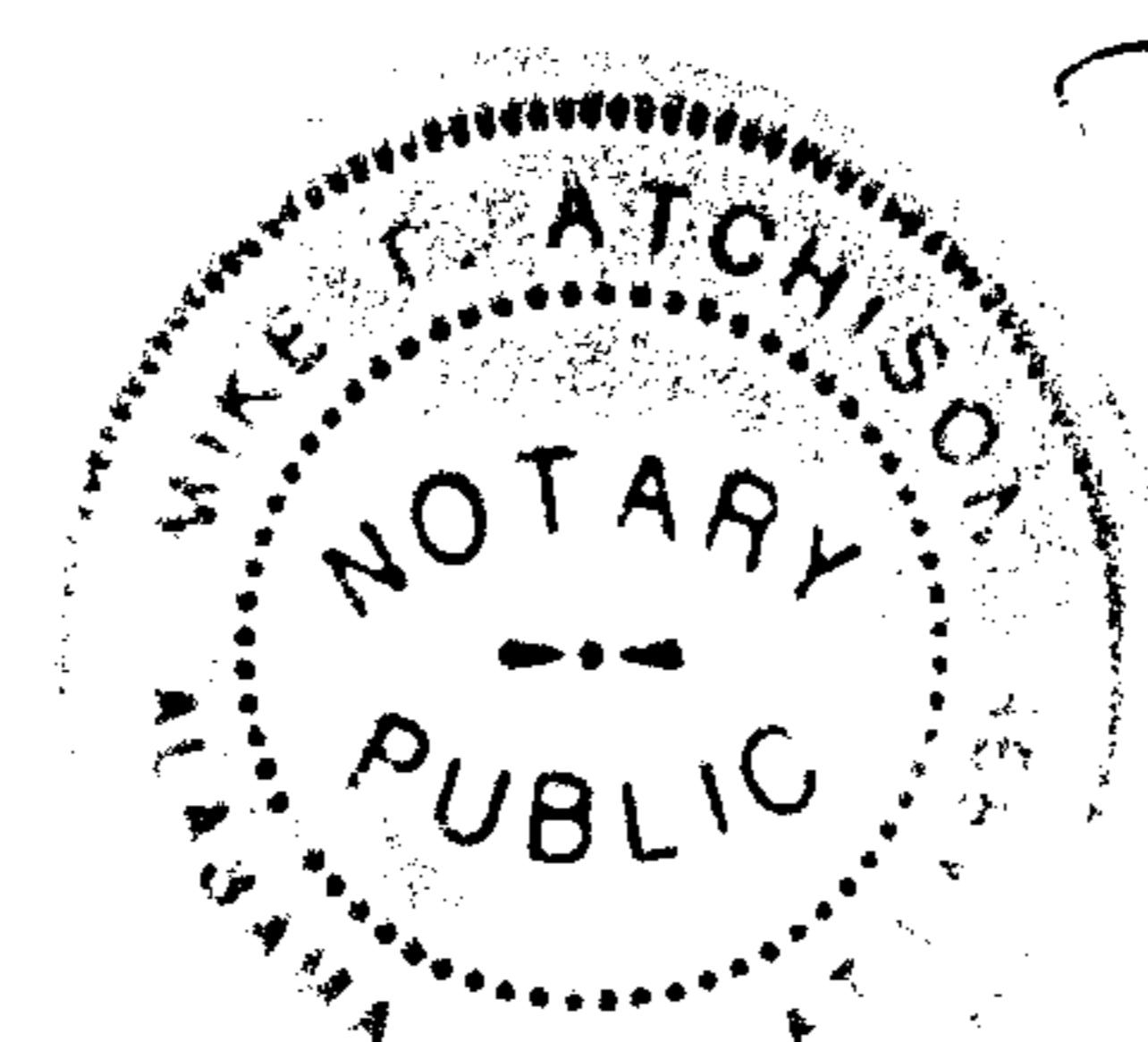
General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Darrell Overton 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of November, 2011.

My Commission Expires: 10-16-12



Notary Public

Shelby County, AL 12/16/2011  
State of Alabama  
Deed Tax: \$32.00