

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Darin V. Cissell and Melissa J. Cissell
1504 Laurens Street
Hoover, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TWO HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100 (\$223,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JAIME SWEENEY (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS JAIME P. NORRIS)**, a married woman, **with the written consent of NATHAN SWEENEY, husband of Jaime Sweeney**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEES, **DARIN V. CISSELL and MELISSA J. CISSELL**, husband and wife, and **PATRICIA SUE CISSELL**, (herein 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, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 117, according to the Final Plat of Residential Subdivision, Beaumont Phase 4, as recorded in Map Book 38, Page 134, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 38, Page 134.
7. Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, Page 355; Misc. Volume 4, Page 442, and Misc. Volume 48, Page 427.
8. Right of Way granted to Alabama Power Company by instrument recorded in Real 84, Page 298; Real 340, Page 804; Real 365, Page 785; Instrument 1994-34517 and Instrument 1993-7531.
9. Right of way granted to City of Hoover recorded in Real 365, Page 871 and Instrument 1998-24499.


20120105000005680 1/2 \$62.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 01/05/2012
State of Alabama
Deed Tax: \$45.00

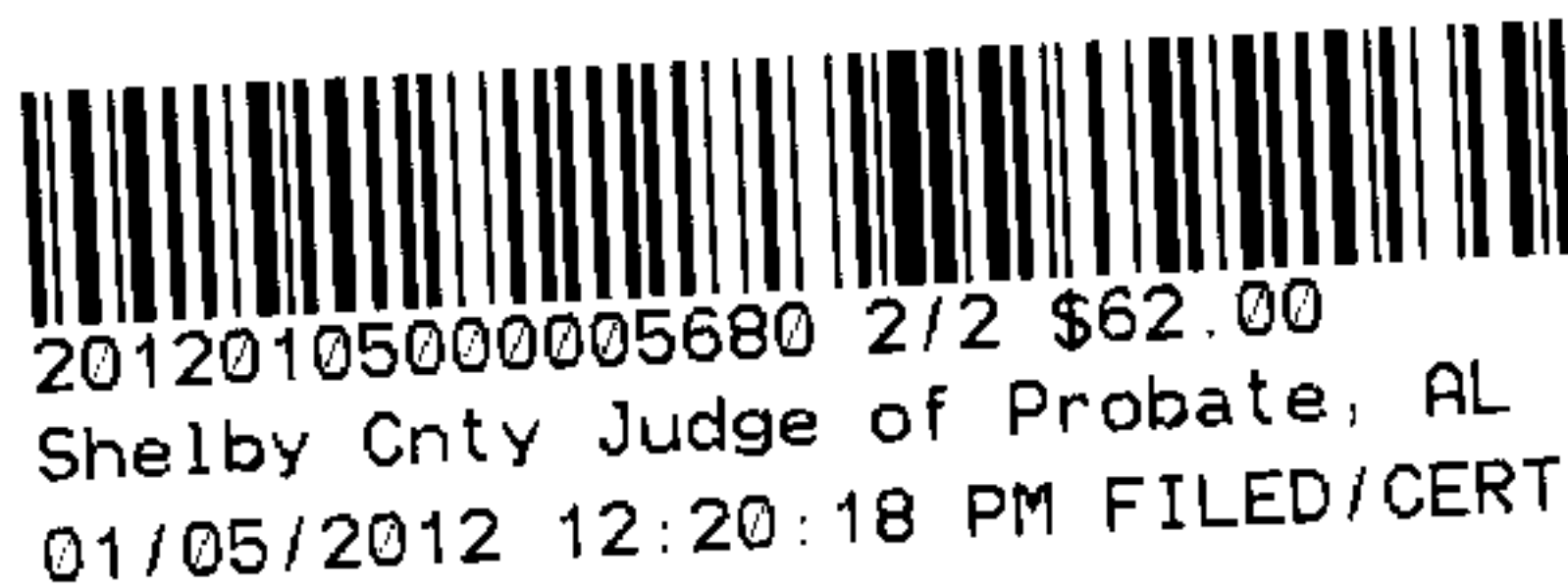
10. Right of Way to Southern Life and Health Insurance, recorded in Real 169, Page 389.
11. Grant of Land Easement with restrictive covenants recorded in Instrument 20070418000180130.
12. Restrictive Covenants appearing of record in Instrument 20060411000166620 and Instrument 20071130000543120.

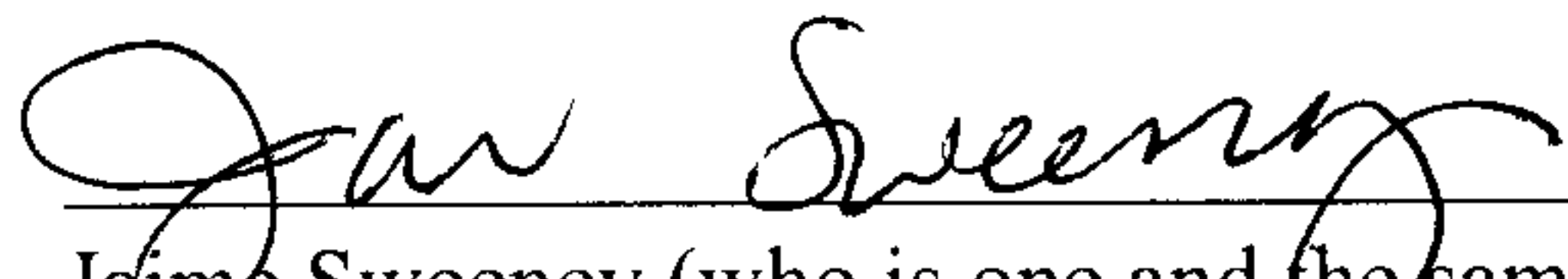
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of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

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this day of December 30, 2011.

GRANTORS:




Jaime Sweeney (who is one and the same person formerly known as Jaime P. Norris)


Nathan Sweeney

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jaime Sweeney (who is one and the same person formerly known as Jaime P. Norris), and Nathan Sweeney, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of December 30, 2011.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]

