


**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

MICHAEL HURLEY  
1119 LAKE FOREST CIRCLE  
HOOVER, ALABAMA 35244

**WARRANTY DEED**

  
20120106000008290 1/2 \$277.00  
Shelby Cnty Judge of Probate, AL  
01/06/2012 02:55:00 PM FILED/CERT

**STATE OF ALABAMA            )**

**SHELBY COUNTY    )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Sixty Two Thousand and 00/100 Dollars (\$262,000.00)\* paid by the Grantees herein, the receipt of which is hereby acknowledged, James D. Freeman and Ardeth S. Freeman, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto Michael Hurley and Dawn Hurley (herein referred to as "Grantees"), as Joint Tenants with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**LOT 212, ACCORDING TO THE SURVEY OF NINTH ADDITION RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGE 46 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto 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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is 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, and their assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hands and seals, this 21<sup>st</sup> day of December, 2011.

*James D. Freeman acting by and  
through his attorney in fact,  
Gail Freeman*

**JAMES D. FREEMAN ACTING BY AND  
THROUGH HIS ATTORNEY IN FACT, GAIL  
FREEMAN**

*Ardeth S. Freeman acting by and  
through her attorney in fact,  
Gail Freeman*

**ARDETH S. FREEMAN ACTING BY AND  
THROUGH HER ATTORNEY IN FACT, GAIL  
FREEMAN**

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES D. FREEMAN acting by and through his attorney in fact, GAIL FREEMAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date 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 21<sup>st</sup> day of DECEMBER, 2011.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/27/2014

STATE OF ALABAMA )


SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ARDETH S. FREEMAN, acting by and through her attorney in fact, GAIL FREEMAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of NOVEMBER, 2011.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/27/2014

  
20120106000008290 2/2 \$277.00  
Shelby Cnty Judge of Probate, AL  
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Shelby County, AL 01/06/2012  
State of Alabama  
Deed Tax: \$262.00