

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

Send Tax Notice To: Carol Murphy
111 Walters Cove
Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



20120110000011440 1/1 \$240.00
Shelby Cnty Judge of Probate, AL
01/10/2012 08:09:30 AM FILED/CERT

That in consideration of Two Hundred Twenty Eight Thousand dollars and Zero cents (\$228,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard Hollingsworth and wife, Lisa Hollingsworth (herein referred to as grantors) do grant, bargain, sell and convey unto Carol Murphy and Denise Thomas (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 20, according to the Survey of Bear Creek Ridge, Sector II, as recorded in Map Book 25, Page 80, in the Office of the Judge of Probate of 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.

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 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 GRANTEES, 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 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 6th day of January, 2012.

_____ (Seal)

Richard Hollingsworth
Richard Hollingsworth

(Seal)

_____ (Seal)

Lisa Hollingsworth
Lisa Hollingsworth

(Seal)

_____ (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Richard Hollingsworth and wife, Lisa Hollingsworth whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, 2012.

Mike T. Atchison
Mike T. Atchison, Notary Public

My commission expires: 10/16/2012

Shelby County, AL 01/10/2012
State of Alabama
Deed Tax: \$228.00

