



20120113000016490 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
01/13/2012 09:32:51 AM FILED/CERT

SEND TAX NOTICE TO:

Shelby County, AL 01/13/2012
State of Alabama
Deed Tax: \$60.00

Leonard Hodges Bass, Jr.
2360 Farley Place
Hoover, AL 35226

This instrument was prepared by

Albert D. Lipscomb
210 North 18th Street
Bessemer, AL 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Five ^{LHB, EKJB}Thousand Dollars (\$25.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Leonard Hodges Bass, Jr., a married person, and spouse, Elsie Kathryn Gilmer Bass (herein referred to as grantors), grant, bargain, sell and convey to :Leonard Hodges Bass, Jr., and Elsie Kathryn Gilmer Bass (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 42, according to the survey of Sommersby Townhomes, as recorded in Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama.

This deed is executed for the purpose of creating a joint tenancy with right of survivorship.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, setback lines, rights of way, limitations, if any of record.

The above described property was conveyed to Jeffrey P. Bass, a/k/a

Jeffrey Phillip Bass on the 30th day of September, 2004. The deed was recorded in the Probate Office of Shelby County, Alabama under Instrument No. 20041007000554470 Pg 1/1 33.00..

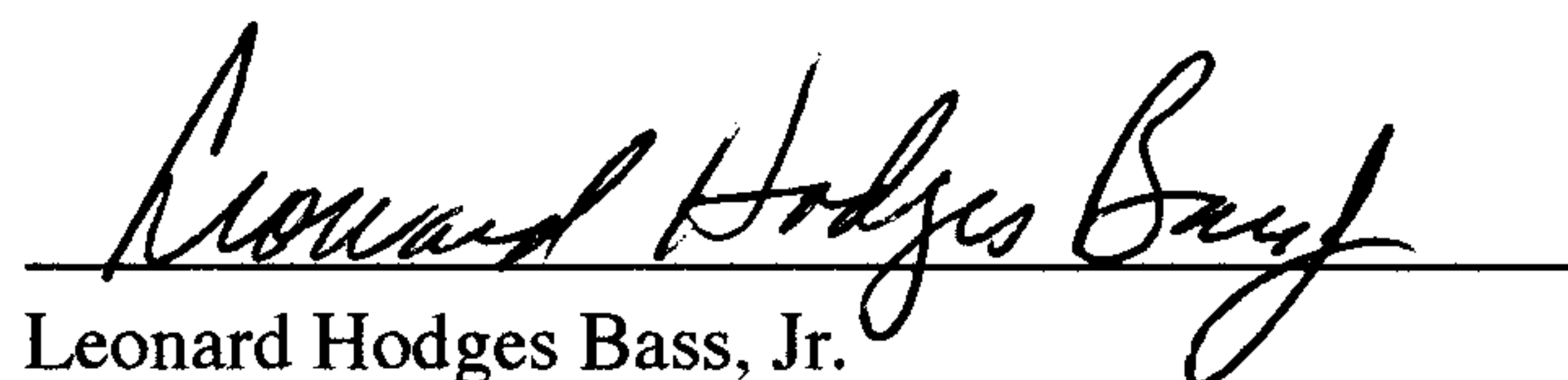
The said Jeffrey Phillip Bass a/k/a Jeffrey P. Bass departed this life on December 7, 2010. Letter of Administration were issued by the Probate Court of Shelby County, Alabama, under Case No. PR-20010-000755. Under the law of descent and distribution of the Alabama Code, his parents, the said Leonard Hodges Bass, Jr., his father, and Elsie Kathryn Gilmer Bass, his mother, inherited the interest of Jeffrey P. Bass a/k/a Jeffrey Phillip Bass in the above described real estate.

This deed was prepared without title search and is prepared with information furnished by the grantor.

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 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 we 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 22nd day of DECEMBER, 2011.


Leonard Hodges Bass, Jr.



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Elsie Kathryn Gilmer Bass

Elsie Kathryn Gilmer Bass

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leonard Hodges Bass, Jr., a married person, and spouse, Elsie Kathryn Gilmer Bass, whose names are signed in 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 22nd day of December, 2011.

Deborah B. Pittman

Notary Public

My Commission Expires: 8/2/12