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Shelby Cnty Judge of Probate, AL
02/07/2012 04:16:30 PM FILED/CERT

SEND TAX NOTICE TO:
Elizabeth B. Cotney
638 North Lake Circle
Birmingham, Alabama 35242

This instrument was prepared by:
Elizabeth B. Cotney
638 North Lake Circle
Birmingham, Alabama 35242

50,000
~~60,000~~

Form 1-1-27 Rev. 1-66

WARRANTY DEED- JOINT TENANTS WITH RIGHT OF SURVIVORSHIP- Magic City Title Company, Inc., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration One Thousand Dollars (\$1,000.00) and other valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Elizabeth B. Cotney, an unmarried woman**, (herein referred to as grantor), do grant, bargain, sell and convey unto **Elizabeth B. Cotney, Donna Cotney Tyner and Donald Scott Cotney**, (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 62, according to the Survey of Final Plat of Subdivision, North Lake at Greystone, Phase 4, as recorded in Map Book 24, Page 119, in the Probate Office of Shelby County, Alabama.

- Subject to easements, agreements and restrictions of record.
- Elizabeth B. Cotney is the surviving grantee of deed recorded in Inst. No. 1999-20404, O. Donald Cotney having died on or about October 13, 2006.

TO HAVE AND TO HOLD to 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 covenants 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, I have hereunto set My hand(s) and seal(s), this 7th day of February, 2012.

Witness:

_____(Seal)

Elizabeth B. Cotney (Seal)
Elizabeth B. Cotney

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgement

I, Robert M. McPherson, a Notary Public in and for said County, in said State, hereby certify that Elizabeth B. Cotney, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of February, 2012

Robert M. McPherson

Notary Public

Shelby County, AL 02/07/2012
State of Alabama
Deed Tax: \$50.00