

This instrument was prepared by:
Fortune & Beard, P.C.
2100 1st Avenue North, Suite 300
Birmingham, AL 35223

20120305000077880 1/1 \$335.00
Shelby Cnty Judge of Probate, AL
03/05/2012 02:48:33 PM FILED/CERT

Shelby County, AL 03/05/2012
State of Alabama
Deed Tax: \$323.00

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **GENERAL JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Twenty-Three Thousand and 00/100 (\$323,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Cyrus B. Brown III and Martha M. Brown** (Husband & Wife) (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gerald W. Magers and Sylvia D. Magers**, (Husband and Wife) (hereinafter referred to as GRANTEE), 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, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

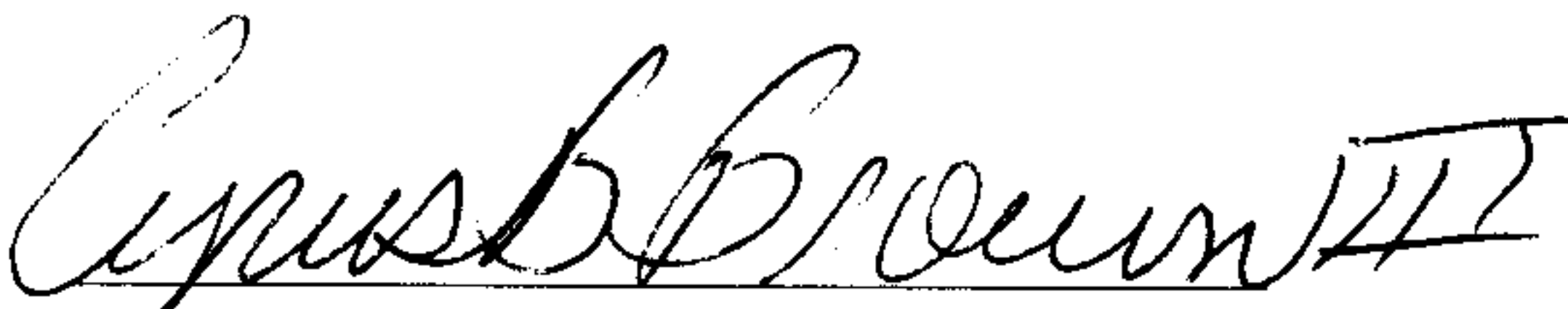
LOT 11, ACCORDING TO THE SURVEY OF RUSHING PARC, SECTOR ONE, AS RECORDED IN MAP BOOK 19, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

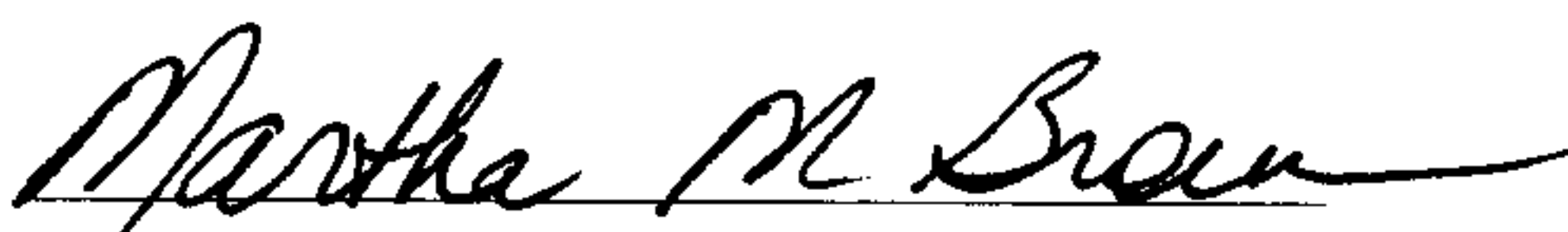
Parcel ID: 13-3-05-0-002-011.000 Address: 6154 Rushing Parc Lane, Hoover, AL 35244

Subject To:
Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012. Existing covenants and restrictions, easements, building lines and limitations of record.

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 GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **1st** day of **March, 2012**.

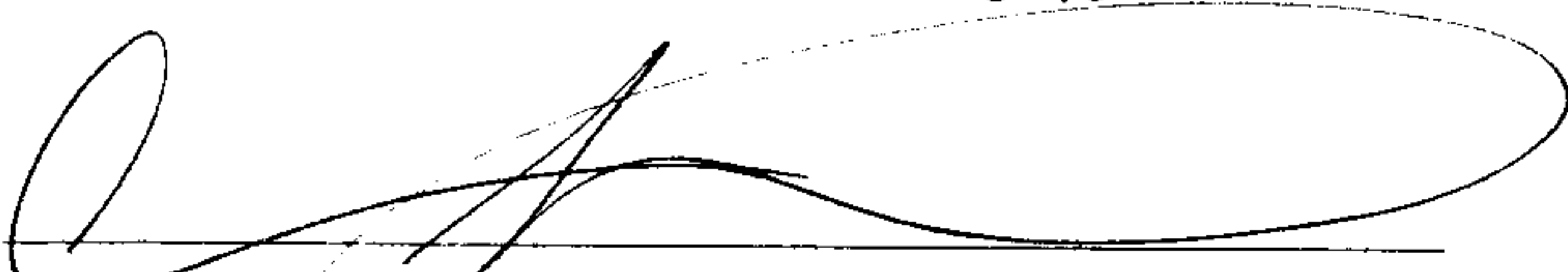

GRANTOR


GRANTOR

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cyrus B. Brown III and Martha M. Brown**, are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed the same voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of March, 2012.


NOTARY PUBLIC

My Commission Expires:

