

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
Bynum & Henderson, LLC  
#17 Office Park Circle #150  
Birmingham, Alabama 35223

Send Tax Notice To:  
Enrique Dubois  
Joleen Dubois  
456 St. Anne's Drive  
Birmingham, AL 35244



Shelby Cnty Judge of Probate, AL  
03/06/2012 01:32:56 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Thousand and no/100 Dollars (\$400,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Chalmer R. Myer, Jr. and wife, Donna M. Myer, (herein referred to as Grantors) do grant, bargain, sell and convey unto Enrique Dubois and Joleen Dubois (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 13, according to the Survey of Heatherwood, Sector 3, as recorded in Map Book 8, Page 29 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$320,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

\$39,300 of the consideration recited above was paid from a second purchase money mortgage loan closed simultaneously herewith.  
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they 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 my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 24<sup>th</sup> day of February, 2012.

Chalmer R. Myer, Jr.

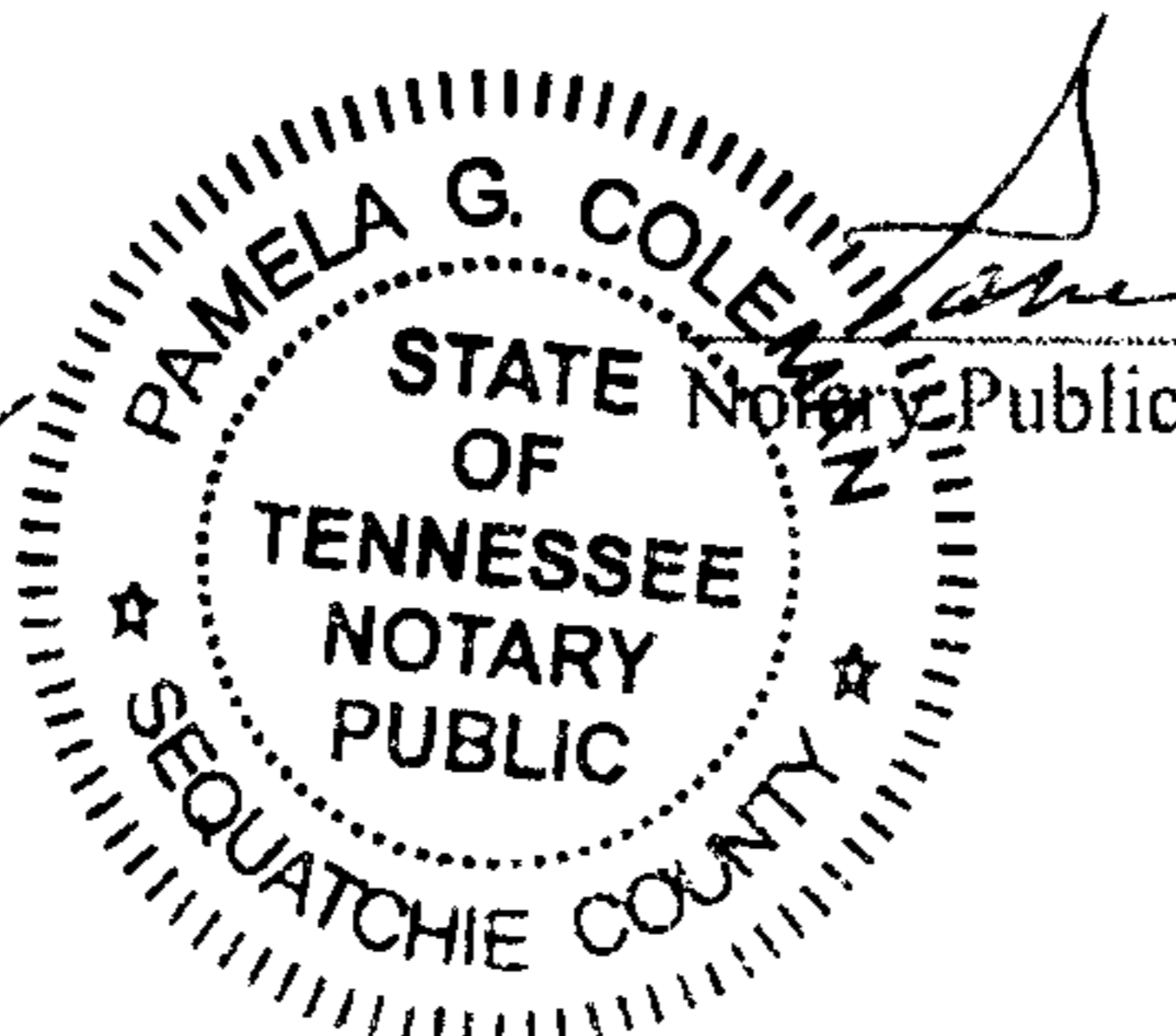
Donna M. Myer

STATE OF Tennessee )  
COUNTY OF Sequatchie )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Chalmer R. Myer, Jr. and wife, Donna M. Myer, 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 the 24<sup>th</sup> day of February, 2012.

My Commission Expires: 6/29/14



Shelby County, AL 03/06/2012  
State of Alabama  
Deed Tax: \$41.00