

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051


20120309000082240 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
03/09/2012 09:55:00 AM FILED/CERT

Send Tax Notice to:
James O'Brien
3665 Crossings Crest
Birmingham AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James M. O'Brien and wife, Lisa P. O'Brien** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **James M. O'Brien and Lisa P. O'Brien** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Lot 42, according to the Survey of Phase Two Caldwell Crossings 2nd Sector, as recorded in Map Book 31, Page 31, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights, together with release of damages, excepted.
Subject to taxes for 2004.

Subject to right of way granted to Shelby County recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.

Subject to right of way granted to Alabama Power Company recorded in Real Volume 142, Page 148 and Real Volume 142, Page 148.

Subject to right of way granted the City of Hoover recorded in Inst. No. 2000-40742, Inst. No. 2000-40741 and Inst. No. 2000-25988.

Subject to restrictions and covenants appearing of record in Inst. No. 2002-02381.

Subject to easements and building line as shown on recorded map.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

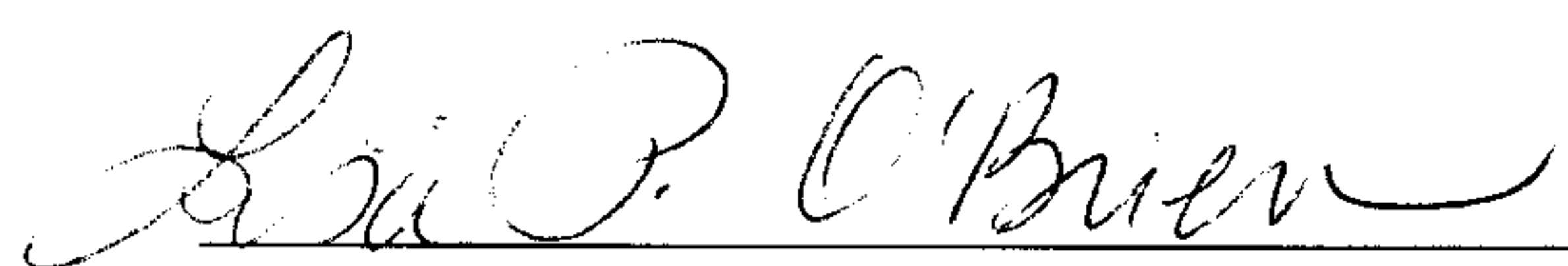
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of March, 2012.



James M. O'Brien



Lisa P. O'Brien

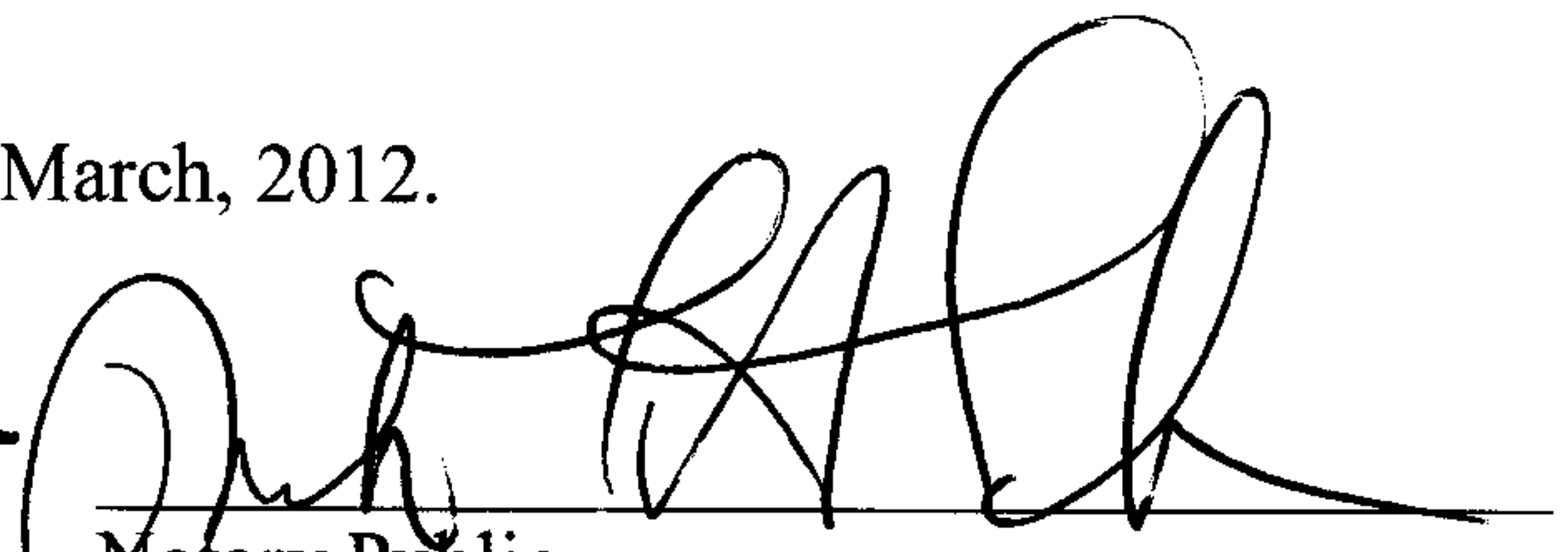
STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 03/09/2012
State of Alabama
Deed Tax: \$5.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that, **James M. O'Brien and wife, Lisa P. O'Brien** whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2012.

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012



Notary Public
My Commission Expires: 10-16-12