

This instrument was prepared by:
Kathleen M. Johnson
P.O. Box 550242
Birmingham, AL 35255-0242

Send Tax Notice To:
Ronald H. Drain
117 Lake Terrace
Alabaster, AL 35007

WARRANTY DEED

\$60,000.00 RD

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL PEOPLE BY THESE PRESENTS.

That in consideration of ten dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt of which is acknowledged. I, Ronald H. Drain, (herein referred to as grantor) do grant, bargain, sell and convey unto Ronald H. Drain, an unmarried man, and Rhonda D. Kimbrough an unmarried woman, (herein referred to as grantees), the following described real estates situated in Shelby, County, Alabama to-wit:

Lot 32 according to the Survey of Lake Terrace as recorded in Map Book 19, Page 153, Shelby County, Alabama Records.

This Conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama and any liens 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantee, 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 I have a good right to sell and convey the same as aforesaid: that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

NO TITLE SEARCH WAS DONE PRIOR TO THE PREPARATION OF THIS DEED

TO HAVE AND TO HOLD unto the said GRANTEES the entire interest in fee simple.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of March, 2012.



GRANTOR

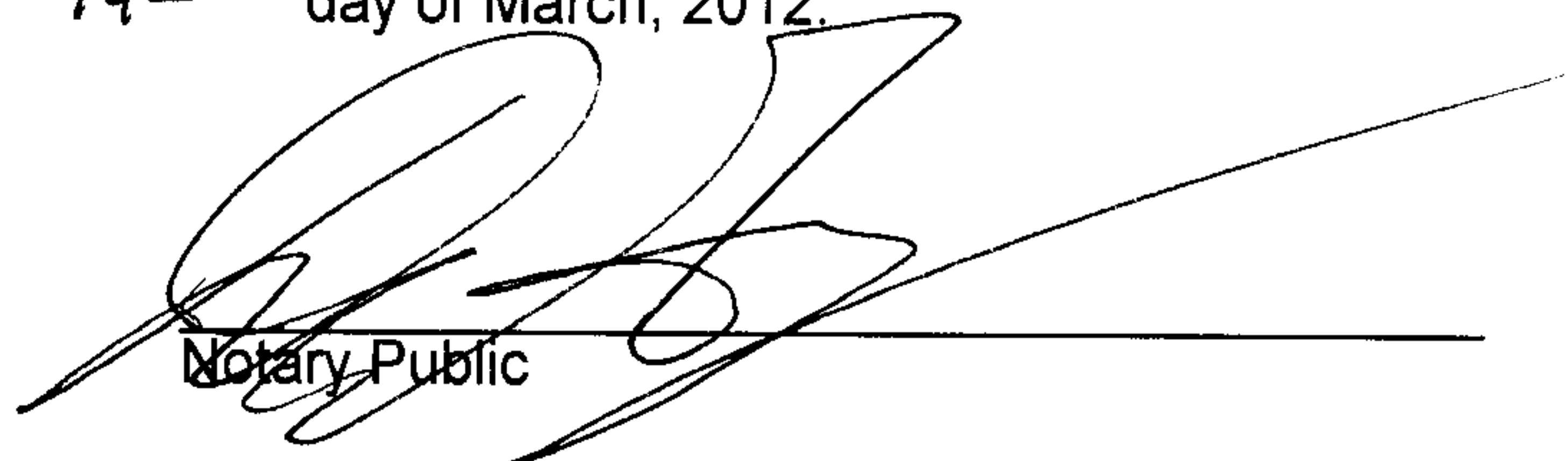
**STATE OF ALABAMA
SHELBY COUNTY**

General Acknowledgment

I, *David Gaspars*, a Notary Public in and for said County, in said State, hereby certify Ronald H. Drain, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2012.


20120319000094150 1/1 \$72.00
Shelby Cnty Judge of Probate, AL
03/19/2012 01:43:42 PM FILED/CERT


Notary Public

Shelby County, AL 03/19/2012
State of Alabama
Deed Tax: \$60.00