

5,000⁰⁰

Consideration \$10,000.00

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA

SHELBY COUNTY

20120502000151480 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
05/02/2012 09:31:19 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred and no/100's Dollars (\$500.00)** to the undersigned grantors,

CHERYL KERWOOD and husband JOHN M. KERWOOD

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

CHERYL KERWOOD and husband JOHN M. KERWOOD

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Southpointe, Sixth Sector, Phase Two, as recorded in Map Book 15, Page 24, in the Probate Office of Shelby County, Alabama.

No title opinion is offered by the preparer of this deed.

All of the above consideration is paid by a Mortgage filed simultaneously herewith.

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 or more grantees 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 the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of 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 assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this the 19th day of March, 2012.

WITNESS:

Cheryl Kerwood
CHERYL KERWOOD

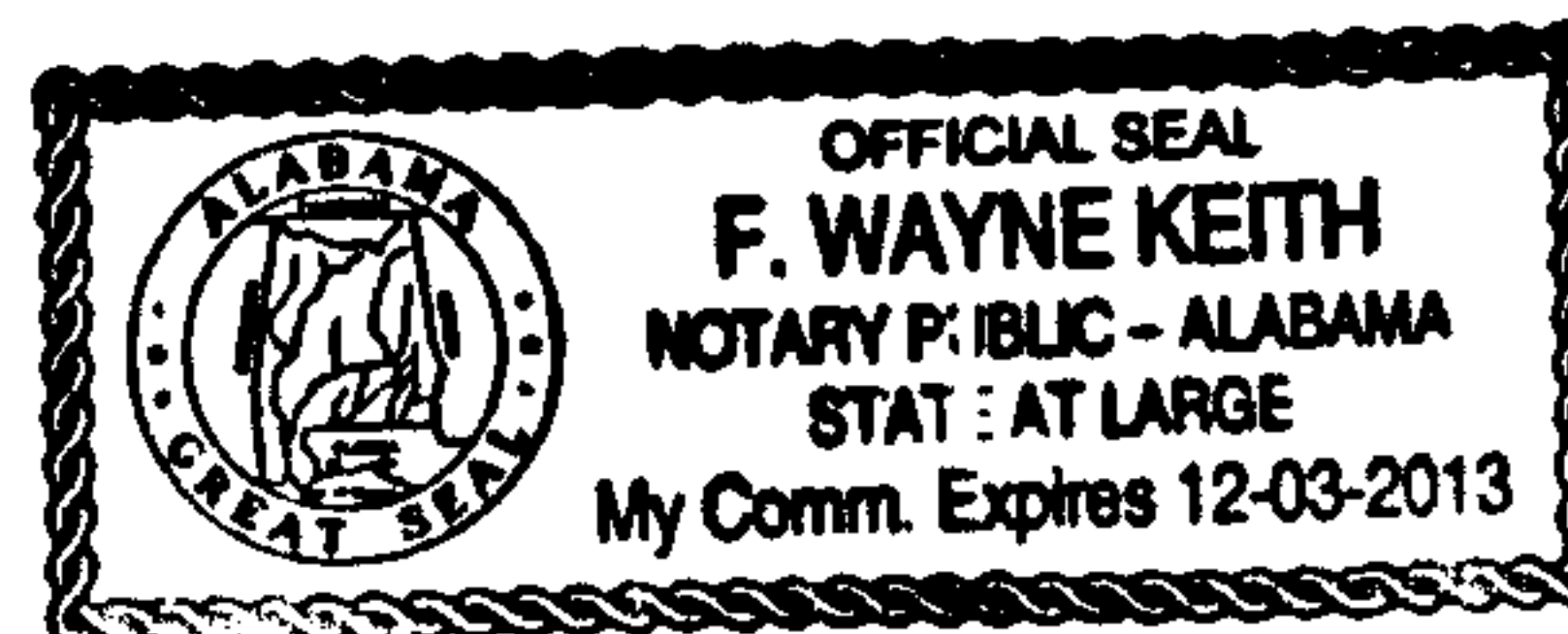
Cheryl Kerwood as POA for John M Kerwood
JOHN M. KERWOOD

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Cheryl Kerwood and John M. Kerwood by his attorney in fact, Cheryl Kerwood, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 19th day of March, 2012.

[Signature]
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

F. Wayne Keith, Attorney
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:

John M. Kerwood
1977 Lakemont Drive
Hoover, Alabama 35244

20120502000151480 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 05/02/2012
State of Alabama
Deed Tax: \$5.00