


**WARRANTY DEED**  
**Joint Tenants with Right of Survivorship**

  
20120502000152680 1/2 \$22.50  
Shelby Cnty Judge of Probate, AL  
05/02/2012 03:47:37 PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Forty Seven Thousand and no/100's Dollars (\$147,000.00)** and other good and valuable consideration to the undersigned grantor,

**THE ESTATE OF FRANK R. GARZAREK, SR., deceased., as filed in the Probate Court of Shelby County, Alabama in case number PR 2012 000194**

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**MICHELE K. HARALSON and RONALD J. HARALSON**

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

**Lot 44, according to the Amended Map of the Resurvey of the Final Plat of Stratford Place, Phase III, as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.**

**This conveyance subject to:**

**Taxes for the year 2012 and subsequent year**

**Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record on said property**

**Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions not of record or visible on said property**

**Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**

**\$139,650.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**


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 that 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said GRANTOR, by its Executor who is authorized to execute this conveyance has hereunto set its signature and seal this the 30th day of April, 2012.

ATTEST:

THE ESTATE OF FRANK  
GARZAREK, SR., deceased

  
It's Executor

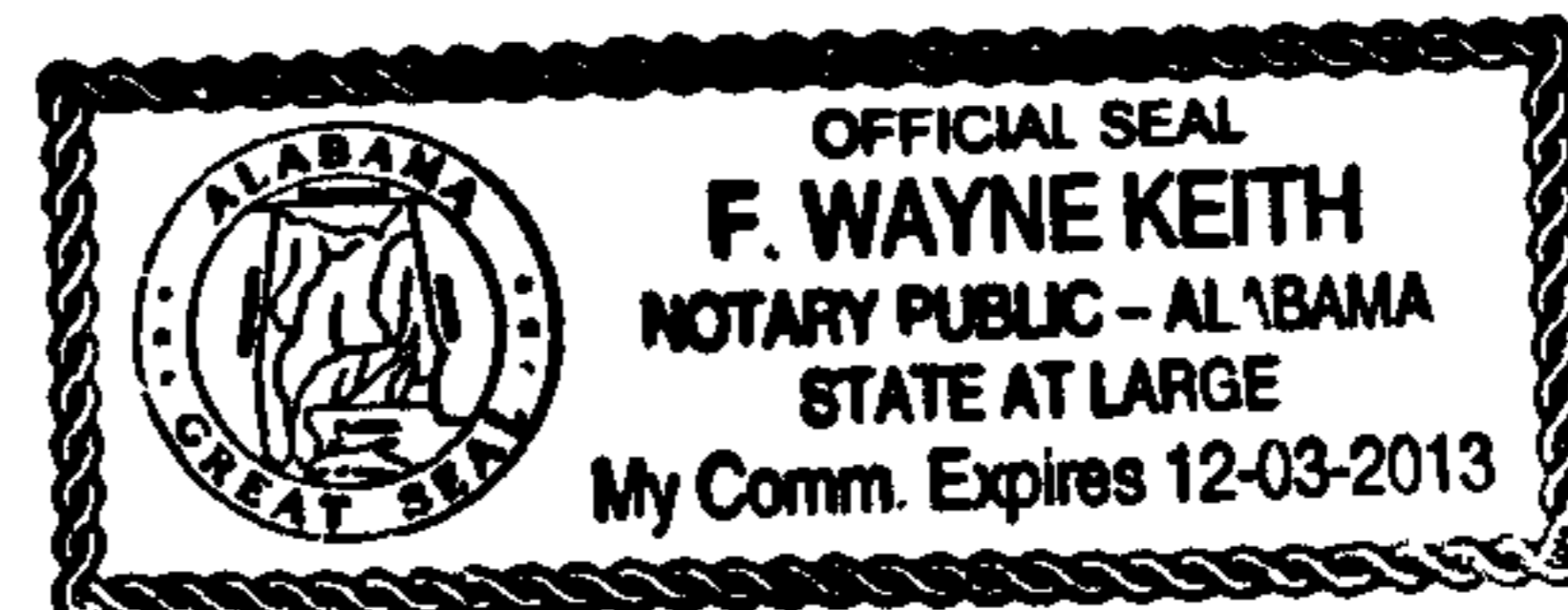
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Robert P. Garzarek, whose name as Executor of the Estate of Frank R. Garzarek, Sr., deceased is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Executor and with full authority executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this the 30th day of April, 2012

  
Notary Public

THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith, Attorney  
120 Bishop Circle  
Pelham, Alabama 35124



SEND TAX NOTICE TO:  
Michele K. Haralson  
Ronald J. Haralson  
121 Stratshire Lane  
Pelham, Alabama 35124



20120502000152680 2/2 \$22.50  
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Shelby County, AL 05/02/2012  
State of Alabama  
Deed Tax: \$7.50