

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine Tree Circle  
Vestavia, Alabama 35243

SEND TAX NOTICE TO:  
Marcus Jones  
5035 Mountain View Circle  
Birmingham, AL 35244

## WARRANTY DEED

### Joint Tenants With Right of Survivorship

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of **Two Hundred Thirty-Eight Thousand Two Hundred Fifty and 00/100 Dollars (\$238,250.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

**Yvette X. Neumann, an unmarried woman**

(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

**Marcus Jones and Mary Jones**

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **Shelby** County, Alabama, to-wit:

**Lot 33, Block 1, according to the Survey of Gross's Addition to Altadena South, 2<sup>nd</sup> Phase of 1<sup>st</sup> Sector, as recorded in Map Book 6, Page 17, in the Probate Office of Shelby County, Alabama.**

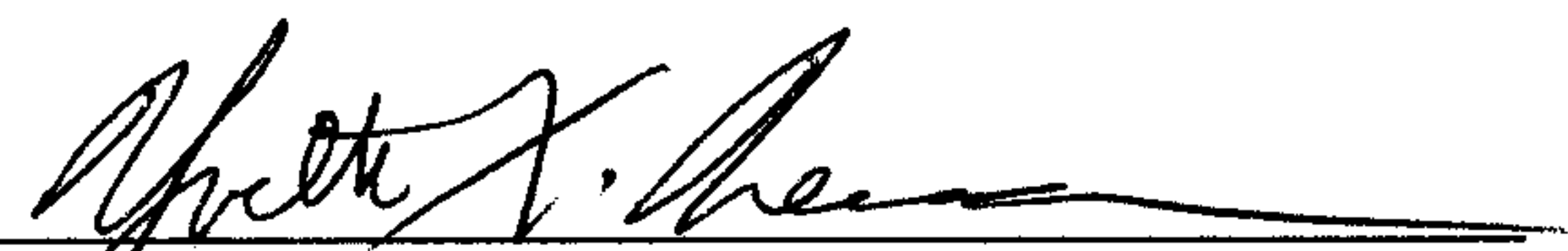
Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditons and restrictions of record.

\$190,600.00 of the consideration was paid from a mortgage loan closed 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 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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, we have set my hand and seal, this the 31<sup>st</sup> day of May, 2012.

  
Yvette X. Neumann

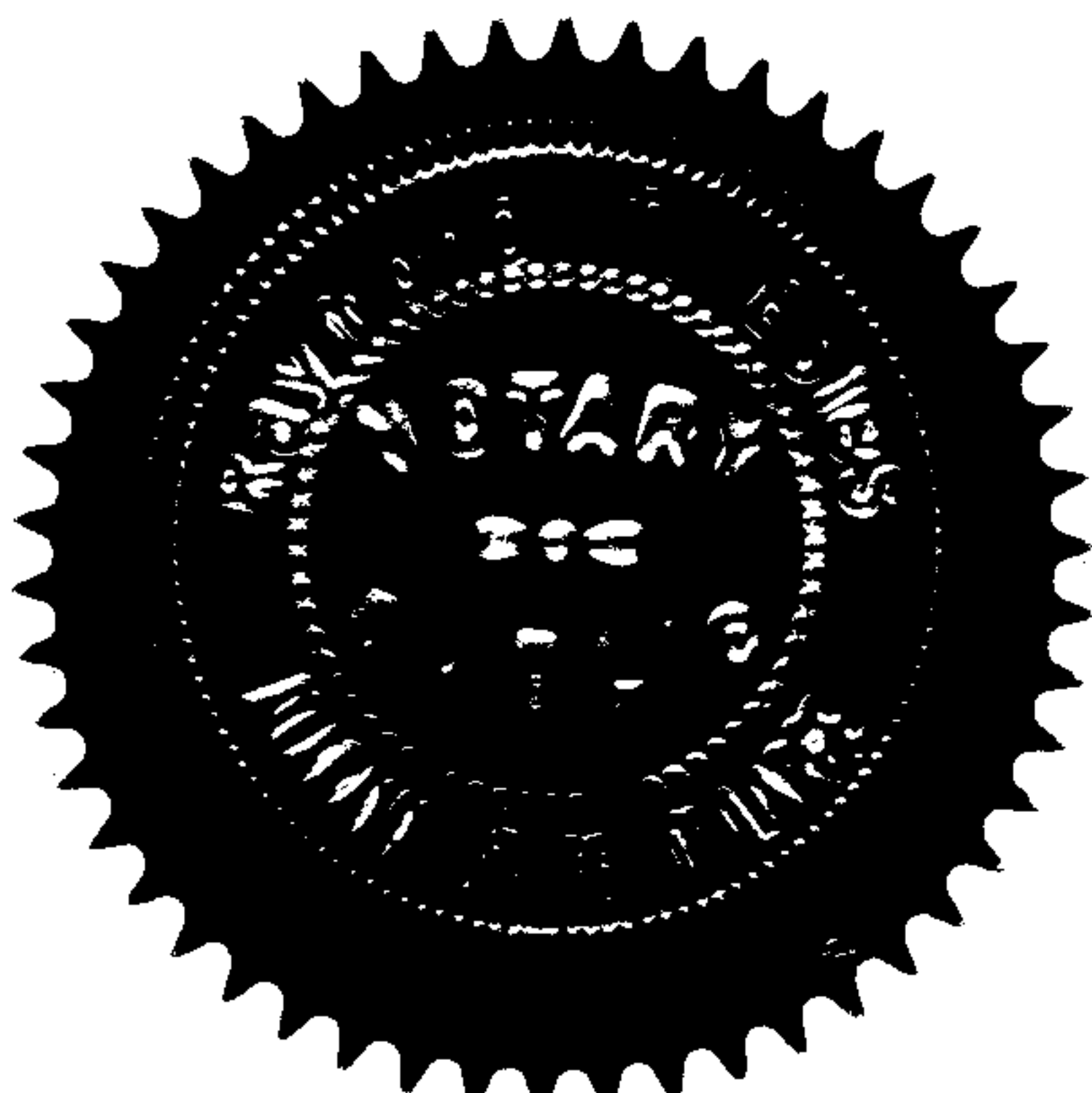
STATE OF ALABAMA )


Shelby County, AL 06/12/2012  
State of Alabama  
Deed Tax: \$48.00


COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yvette X. Neumann 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of May, 2012.



  
R. Timothy Estes - Notary Public  
My Commission Expires: July 11, 2015

  
20120612000206950 1/1 \$60.00  
Shelby Cnty Judge of Probate, AL  
06/12/2012 11:17:39 AM FILED/CERT