

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20120709000241220 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/09/2012 07:31:55 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF Shelby

Send Tax Notice To: Randy F. Vickery and Kathy Vickery
32 Brantley Lake Road
Maylene, Alabama 35114

Presents:

THAT IN CONSIDERATION OF Forty Four Thousand and no/100 DOLLARS (\$44,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Brenda E. Kirby, a married woman** (herein referred to as grantors) do grant, bargain, sell and convey unto **Randy F. Vickery and Kathy Vickery** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

Parcel I:

Lot 7 of Block 2 of the T. H. Brantley Subdivision of a portion of the Northwest Quarter of the Northeast Quarter of Section 17, Township 21 South, Range 3 West, a map or plat of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, at Page 125, reference to which is made in aid of and as a part of this description.

Parcel II:

Begin at the Southwest corner of NW ¼ of the NE ¼ of Section 17, Township 21, Range 3, run thence North along the West boundary of said NW ¼ of the NE ¼ a distance of 495.28 feet for point of beginning, continue said course a distance of 100.92 feet, turn right an angle of 103 degrees 51 minutes a distance of 229.05 feet, turn right an angle of 78 degrees 30 minutes a distance of 100.00 feet, turn right an angle of 101 degrees 30 minutes a distance of 224.64 feet to point of beginning, being in the NW ¼ of NE ¼ of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$48,000.00.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

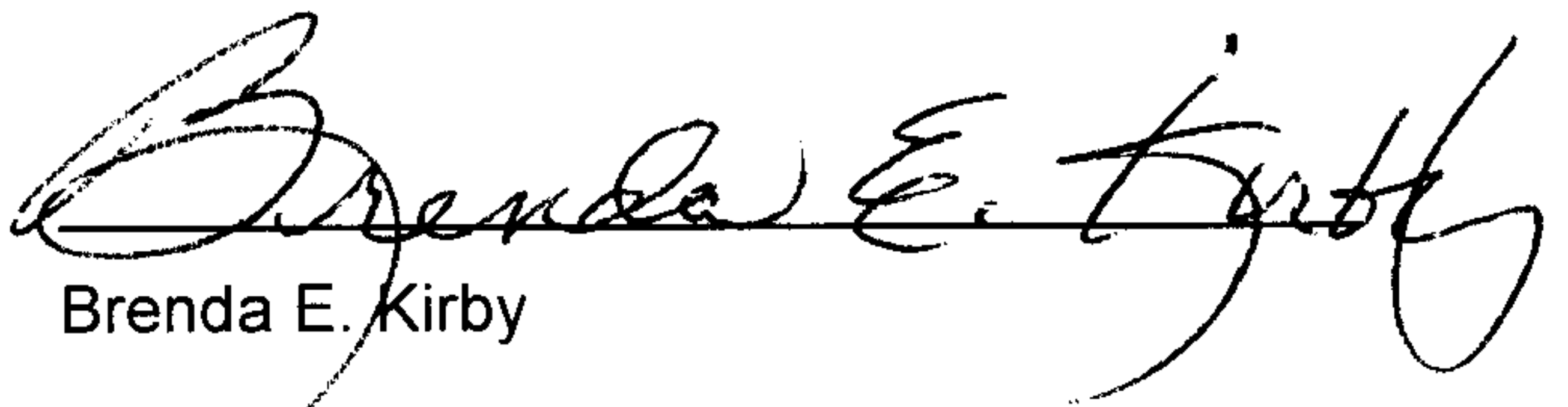
This is not the homestead of the Grantor nor his spouse

Christine Vickery who held a life estate in that certain Warranty Deed dated 06-21-1999 filed 01-29-2002 in Inst. No. 2002-04839 having died on November 22, 2008.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 27th day of June, 2012.


Brenda E. Kirby

State of Alabama
County of Jefferson

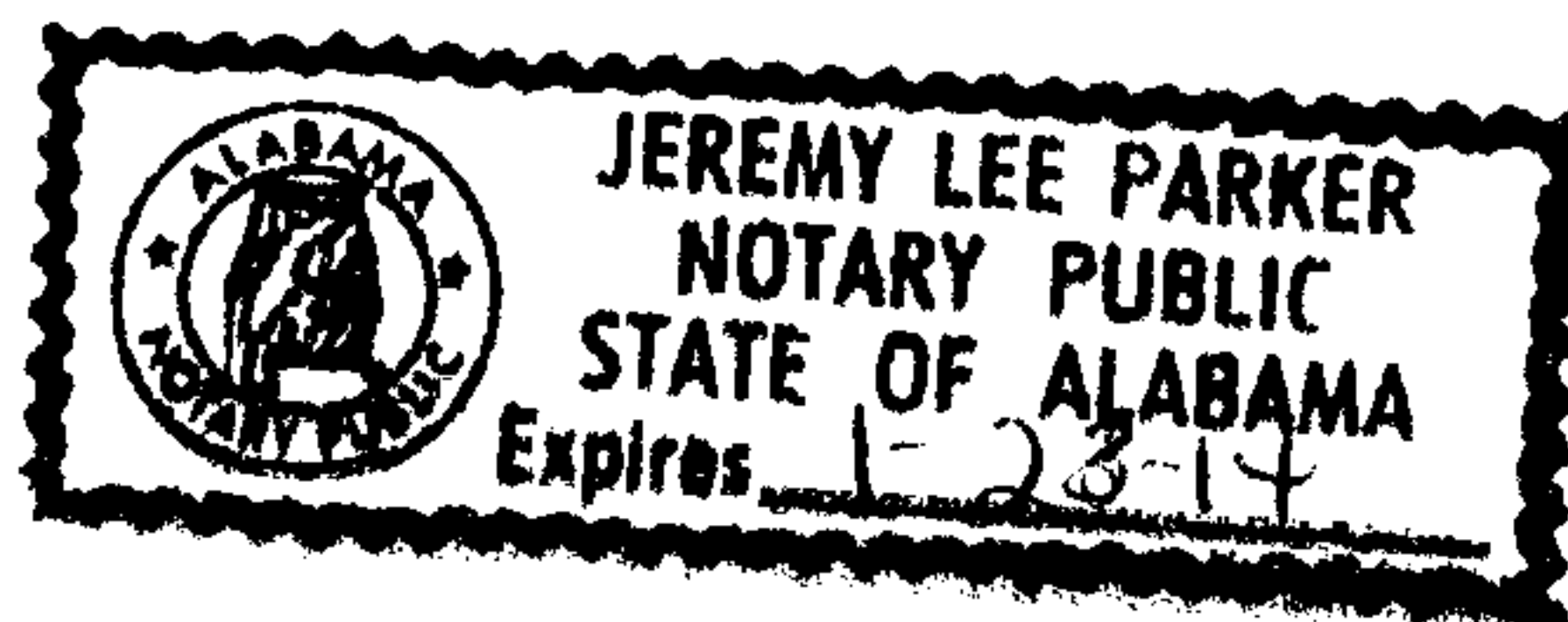
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Brenda E. Kirby, a married woman whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of June, 2012.

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



Notary Public
My Commission Expires:




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