


This instrument was prepared by:  
Anthony D. Snable, Attorney  
Snable, Chaney & Snable, LLC  
The Plaza Building  
2112 11<sup>th</sup> Avenue South, Suite 528  
Birmingham, AL 35205

Send Tax Notices to:  
Sharonda R. Keazor  
Ikenna Keazor  
2009 Kensington Court  
Calera, AL 35040

**STATUTORY WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA )

JEFFERSON COUNTY )

  
20120725000266650 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
07/25/2012 08:34:14 AM FILED/CERT

*Value  
\$5,000.00*

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor(s), Sharonda R. Keazor and husband, Ikenna Keazor, (herein referred to as Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said Sharonda R. Keazor and Ikenna Keazor, (herein referred to as Grantee(s), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 30, according to the Survey of Kensington Place, Phase I, Sector I, as recorded in Map Book 37, Page 147, in the Probate Office of Shelby County, Alabama.

Together with the right of ingress and egress granted in that certain grant of temporary access easement recorded in instrument #20061227000626720, in said Probate Office.

Subject to:

1. Advalorem taxes for the current tax year 2012.
2. Easements, restrictions, conditions and reservations of record, if any.


SHARONDA R. KEAZOR AND SHARONDA RIDGEWAY ARE ONE AND THE SAME PERSON:

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION:

THE PURPOSE OF THIS CONVEYANCE IS TO ESTABLISH A JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP IN THE GRANTEEES NAMED HEREIN.

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 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of July, 2012.

  
Sharonda R. Keazor

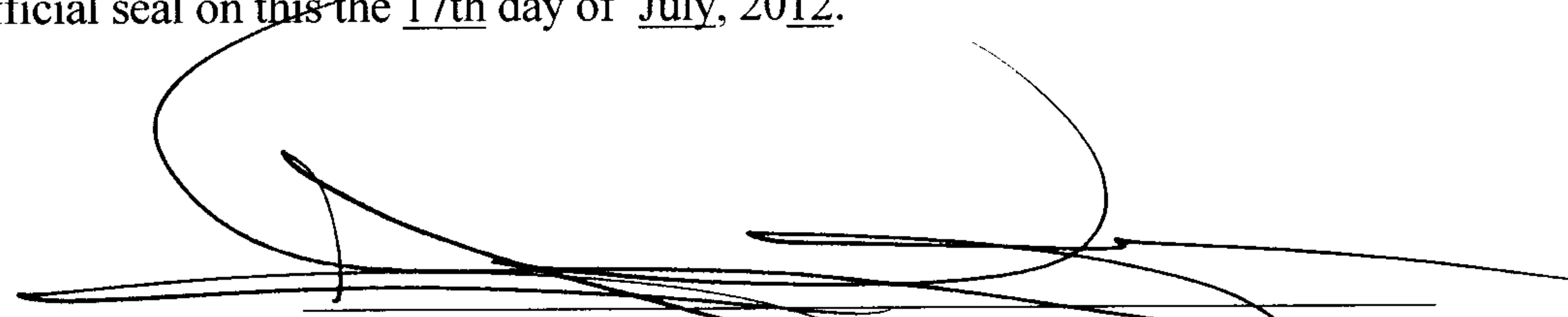
  
Ikenna Keazor

STATE OF ALABAMA )


JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Sharonda R. Keazor and husband, Ikenna Keazor whose names are signed to the foregoing conveyance, and who are 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 on this the 17th day of July, 2012.

  
Notary Public – Anthony D. Snable

My Commission Expires: 11/10/15

  
20120725000266650 2/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
07/25/2012 08:34:14 AM FILED/CERT

Shelby County, AL 07/25/2012  
State of Alabama  
Deed Tax: \$5.00