

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:

Sylvia I. Basso

4201 Crossings Lane

Birmingham, AL 35242

(also property address)

20130110000014690 1/1 \$143.50  
Shelby Cnty Judge of Probate, AL  
01/10/2013 02:04:14 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY )

That in consideration of One Hundred Thirty-One Thousand Three Hundred One and 20/100---

-----(\$131,301.20) Dollars as evidenced by closing statement

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, Sylvia I. Basso and Michael F. Basso, Wife and Husband

(whose address is the Property address)

(Herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Sylvia I. Basso and Michael F. Basso

(whose address is the property address)

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

Lot 314, according to the Survey of Caldwell Crossings Third Sector, as recorded in Map Book 33, Page 154, in the Probate Office of Shelby County, Alabama.

Subject to: Current taxes, easements, restrictions, and rights-of-way of record.

NOTE: Sylvia I Kelsoe and Sylvia I Basso are one and the same person.

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, we have hereunto set our hand(s) and seal(s), this 21st day of December, 2012,

Sylvia I Basso (Seal)  
Sylvia I Basso

Michael F. Basso (Seal)  
Michael F. Basso

Shelby County, AL 01/10/2013  
State of Alabama  
Deed Tax: \$131.50

STATE OF ALABAMA )

General Acknowledgment

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sylvia I. Basso and Michael F. Basso, whose name(s) 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 this 21st day of December, A.D. 2012.

My Commission Expires: 4/21/16

William H. Halbrooks  
William H. Halbrooks, Notary Public

