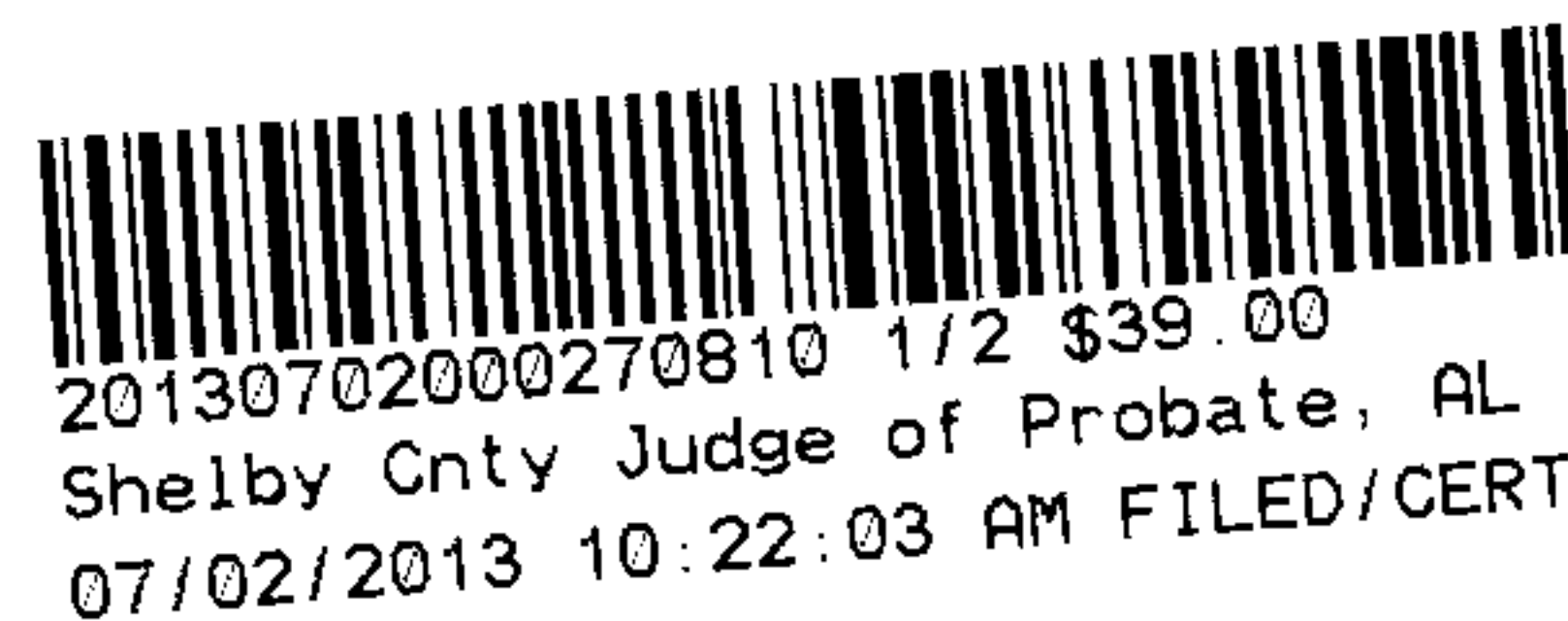


Send tax notice to: Joseph Mark Akerman, 4524 Cayce Lane, Hoover, Al. 35244

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,  
Birmingham Al. 35242

**WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred forty thousand and no/100 (\$240,000.00) Dollars the amount of which can be verified by the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Greg McDonald, a married man , whose mailing address is**  
3112 Sunview Dr. ; Vestavia, Al 35243  
( herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Joseph Mark Akerman and Angela R. Akerman, whose mailing address: 4524 Cayce Lane, Hoover, Al. 35244**

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of which is: 4524 Cayce Lane, Hoover, Al. 35244 to-wit:

Lot 42, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, page 44-47 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$216,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.


Grantor is a married man, but the property described herein is not the homestead of the Grantor and his spouse.

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 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 hands(s) and seal(s) this 21<sup>st</sup> day of June, 2013.

Shelby County, AL 07/02/2013  
State of Alabama  
Deed Tax: \$24.00

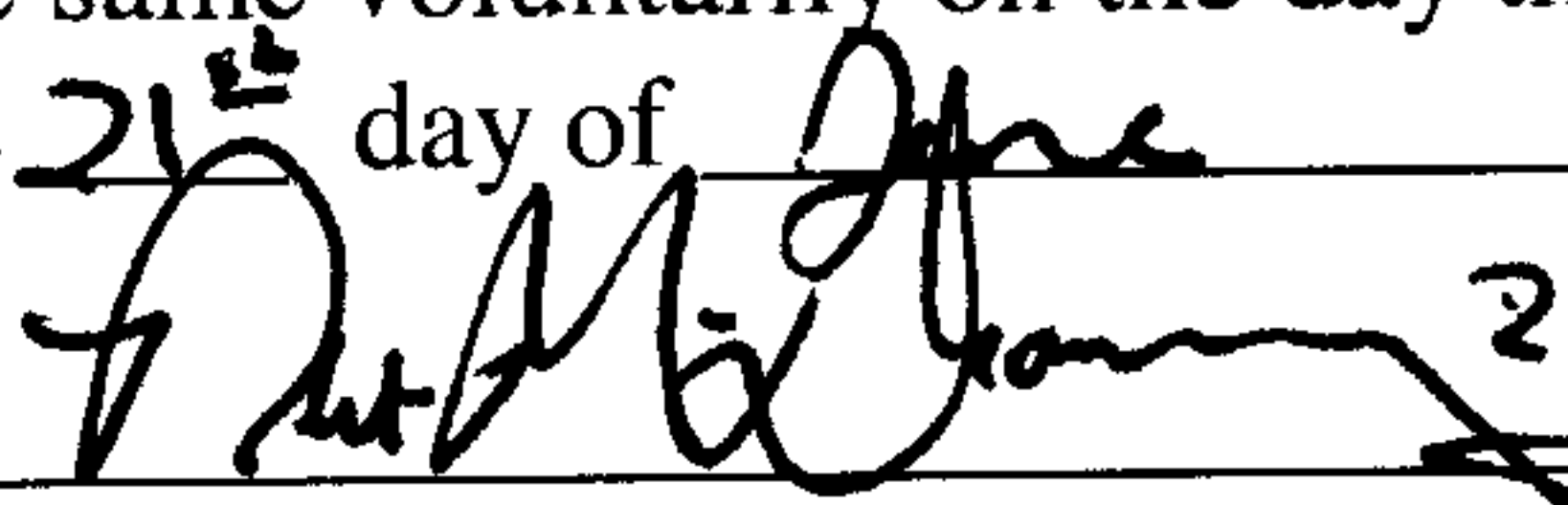
 (SEAL)  
GREG MCDONALD

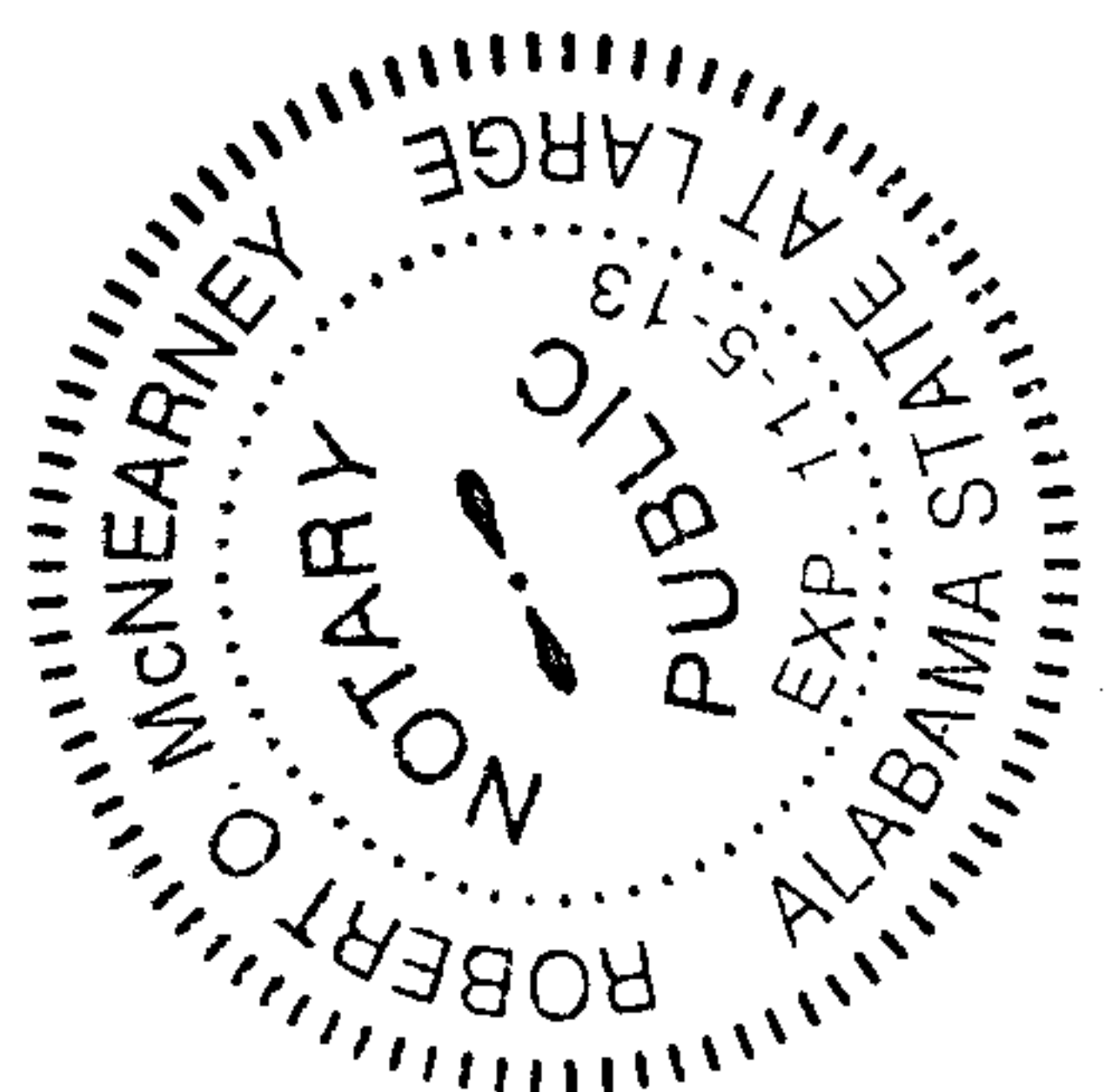
\_\_\_\_ (SEAL)


State of ALABAMA  
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg McDonald, a married man whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 21<sup>st</sup> day of June, 2013.

My commission expires: 11/5/2013

  
NOTARY PUBLIC



  
20130702000270810 2/2 \$39.00  
Shelby Cnty Judge of Probate, AL  
07/02/2013 10:22:03 AM FILED/CERT