

Send tax notice to: Christopher Lipski, 8 Honour Ave. NW #13 Atlanta, Ga. 30305

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 eighty thousand and no/100 (\$280,000.00) Dollars the amount of which can be verified in 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,

**Jennifer Cromer, a married woman, whose mailing address is:**  
49 Valley Drive, Dawsonville, Ga. 30534  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Christopher Lipski and Tammy L. Martin, **whose mailing address is:**  
8 Honour Ave. NW #13, Atlanta, Ga. 30305

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, the address of which is: 87 Hawthorne St., Birmingham, Al. 35242 to-wit:

Lot 9-09, Block 9, according to the Map of Mt. Laurel, Phase 1A, as recorded in Map Book 27, Page 72 A&B in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$224,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Jennifer L. Fairley is one and the same person as Jennifer Cromer.


Grantor is a married woman, however, the property described herein is not the homestead of the Grantor or her 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 2nd day of August, 2013.

Shelby County, AL 08/06/2013  
State of Alabama  
Deed Tax: \$56.00

  
20130806000319320 1/2 \$73.00  
Shelby Cnty Judge of Probate, AL  
08/06/2013 10:38:36 AM FILED/CERT

Jennifer Cromer by and through (Seal)  
JENNIFER CROMER BY AND THROUGH HER AGENT  
DELLA PENDER *Per Agent Della Pender*

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Della Pender under Special Durable Power of Attorney for Jennifer Cromer, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Agent under Special Durable Power of Attorney for Jennifer Cromer has executed the same voluntarily on the day the same bears date.

Given under my hand this the 24 day of August, 2013.

*[Signature]*  
NOTARY PUBLIC  
My commission expires:

