

**This Instrument Prepared By:**

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**Send Tax Notice To Grantees Address:**

Kyle Vanderford and Adrienne Vanderford  
1603 Paddock Lane  
Helena, Alabama 35080

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this August 29, 2013,** That for and in consideration of **TWO HUNDRED THIRTY SIX THOUSAND AND NO/100 (\$236,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **JAMES M. MESAMORE and MICHELLE G. MESAMORE**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **KYLE VANDERFORD and ADRIENNE VANDERFORD**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 24, according to the Survey of Dearing Downs, Fifth Sector, as recorded in Map Book 10, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 10, Page 71.
7. Restrictive covenants as recorded in Volume 80, Page 647.
8. Right-of-way to South Central Bell Company recorded in Real 87, Page 179.
9. Easement granted to Alabama Power Company and South Central Bell Company as recorded in Real 93, Page 138.

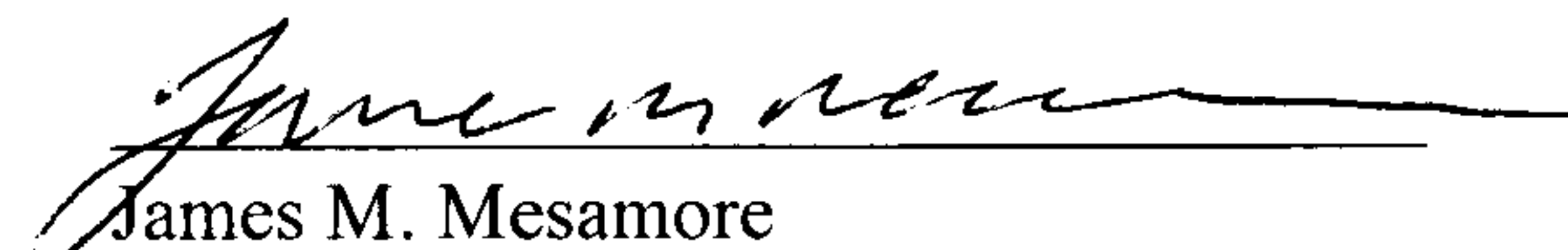
Shelby County, AL 09/06/2013  
State of Alabama  
Deed Tax: \$12.00

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of August 29, 2013.

**GRANTORS:**

  
James M. Mesamore

  
Michelle G. Mesamore

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that James M. Mesamore and Michelle G. Mesamore, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, James M. Mesamore and Michelle G. Mesamore each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of August 29, 2013.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014

