

This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Joel T. McDowell and Kim Y. McDowell
2052 Springfield Drive
Chelsea, AL 35043

WARRANTY DEED



20150120000019930 1/2 \$47.00
Shelby Cnty Judge of Probate, AL
01/20/2015 01:28:54 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Jean J. Hahn**, a married person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Joel T. McDowell and Kim Y. McDowell** (hereinafter Grantees), as **joint tenants with rights of survivorship**, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 7-114, according to the Plat of Chelsea Park, 7th Sector, First Addition, as recorded in Map Book 37, page 120, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty Thousand And No/100 Dollars (\$120,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith. *CR*
*Grantor or Grantor's spouse.

NOTE: The subject property does not constitute the homestead of ~~Joel T. McDowell and Kim Y. McDowell~~

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 9, 2015.

Jean J. Hahn

Shelby County, AL 01/20/2015
State of Alabama
Deed Tax: \$30.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Jean J. Hahn, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 9th day of January, 2015.

Notary Public



