

15-1397

Send tax notice to: JOSEPH HORTON, 1328 Legacy Dr., Birmingham, Al. 35242

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



20150406000107330 1/2 \$894.50  
Shelby Cnty Judge of Probate, AL  
04/06/2015 09:37:59 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eight hundred seventy-seven thousand two hundred and no/100 (\$877,200.00) 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

**Misty Ary, an unmarried woman whose mailing address is:**

208 Barristers Court, B'ham AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Joseph Horton and Myrtis A. Horton , whose mailing address is: 1328 Legacy Dr., Birmingham, Al. 35242**

(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: 1328 Legacy Dr., Birmingham Al. 35242 to-wit:

Lot 518A, according to the Resurvey of Lots 7, 516A and 518, Common Area B, Greystone Legacy, 5<sup>th</sup> Sector, as recorded in Map Book 35, page 6 in the Office of the Judge of Probate of Shelby County, Alabama.

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

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 \_\_\_\_ day of March, 2015.

Shelby County, AL 04/06/2015  
State of Alabama  
Deed Tax: \$877.50



20150406000107330 2/2 \$894.50  
Shelby Cnty Judge of Probate, AL  
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Misty Ary (SEAL)  
MISTY ARY

\_\_\_\_ (SEAL)

State of ALABAMA  
County Of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Misty Ary an unmarried woman, , 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 20 day of March, 2015.

[Signature]  
NOTARY PUBLIC

My commission expires: 11/5/17

