

**20160425000133550**  
**04/25/2016 10:27:33 AM**  
**DEEDS 1/2**

This instrument was prepared by:  
D. Barron Lakeman LLC  
318 N College St  
Suite E  
Auburn, AL 36830

Send Tax Notice To:  
Anthony Blake Anderson  
Cristal O. Anderson  
139 Cahaba Falls Lane  
Helena, AL 35080

**JOINT SURVIVORSHIP DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY )**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SIXTY-SEVEN THOUSAND AND NO/100 (\$367,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **HUGH P. ROWLAND AND DIANA ROWLAND, HUSBAND AND WIFE** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **ANTHONY BLAKE ANDERSON AND CRISTAL O. ANDERSON**, (hereinafter 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, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**Lot 6, according to the Survey of Cahaba Falls, as recorded in Map Book 17, Page 79, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$348,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the 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, 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 said 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, said GRANTORS have hereunto set their hands and seals, this the 21st day of April, 2016.


  
HUGH P. ROWLAND

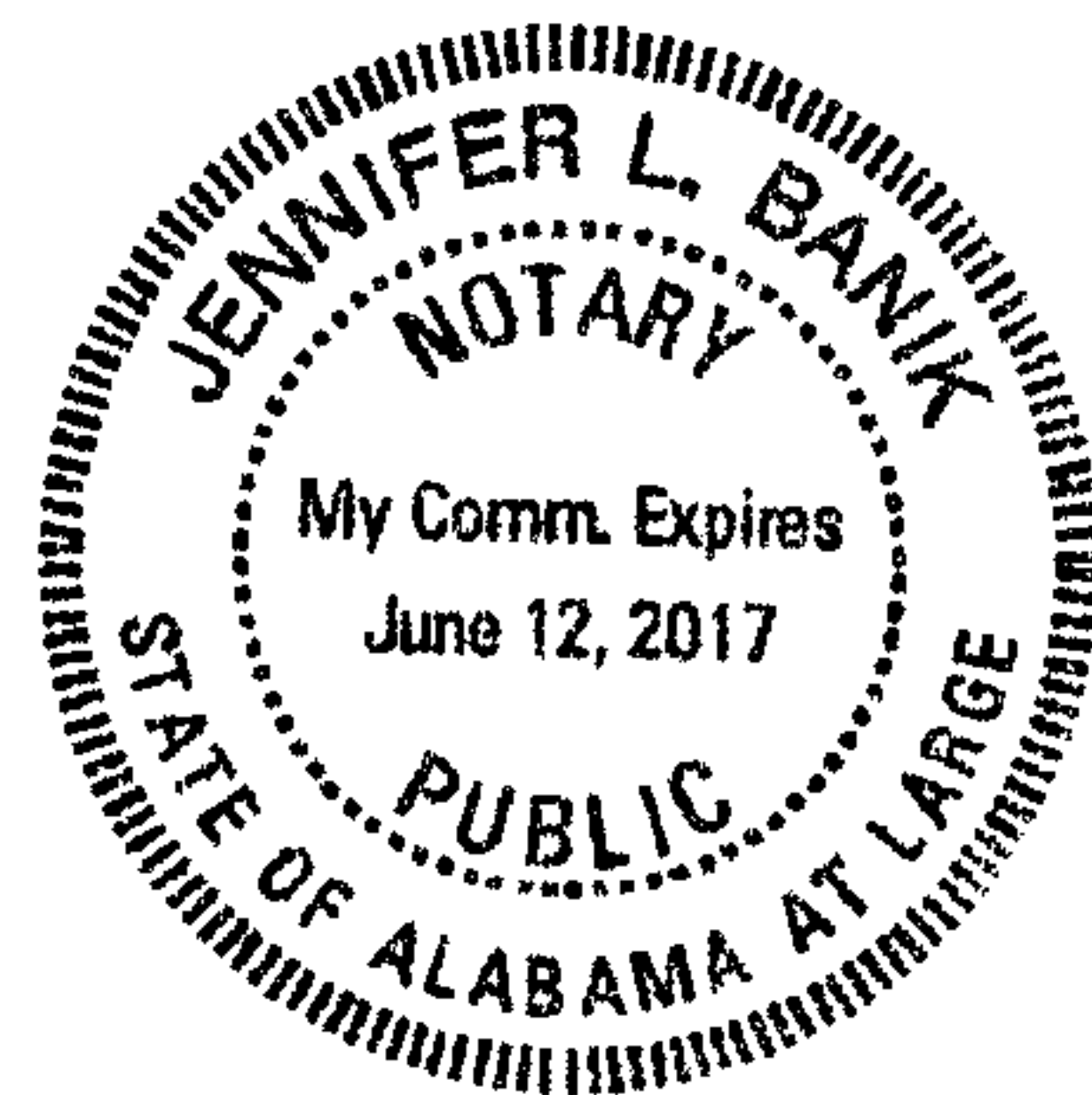
  
DIANA ROWLAND

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **HUGH P. ROWLAND AND DIANA ROWLAND, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of April, 2016.

  
NOTARY PUBLIC  
My Commission Expires: 6/12/17



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/25/2016 10:27:33 AM  
\$35.50 CHERRY  
20160425000133550

