

Space above this line reserved for recording department

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH UTILIZING THE LEGAL DESCRIPTION PROVIDED BY GRANTOR.

This document prepared by:
John Bahakel, Attorney
2131 - 12th Avenue North
Birmingham, Alabama 35234

Send Tax Notice To:
Darron L. House & Ramonica G. House
5039 Kensington Place
Calera, Alabama 35040

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One and 00/100 Dollars (\$1.00)** to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, **Darron L. House**, a married person, whose address is 5039 Kensington Place, Calera, AL (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Darron L. House and Ramonica G. House**, whose address is 5039 Kensington Place, Calera, AL (hereinafter referred to as GRANTEEES), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 123, according to the Survey of Kensington Place Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, rights of way and encumbrances of record, if any.

*Note: One-half (½) Tax Assessor Value of the property is \$86,450.00.
This deed is intended to add Grantor's spouse to the title of this property.

To have and to hold, to 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 the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event that one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee.

And said Grantor does for himself, his heirs and assigns covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

In witness whereof, I have hereunto set my hand and seal this 30 day of January, 2020.

Darron L. House

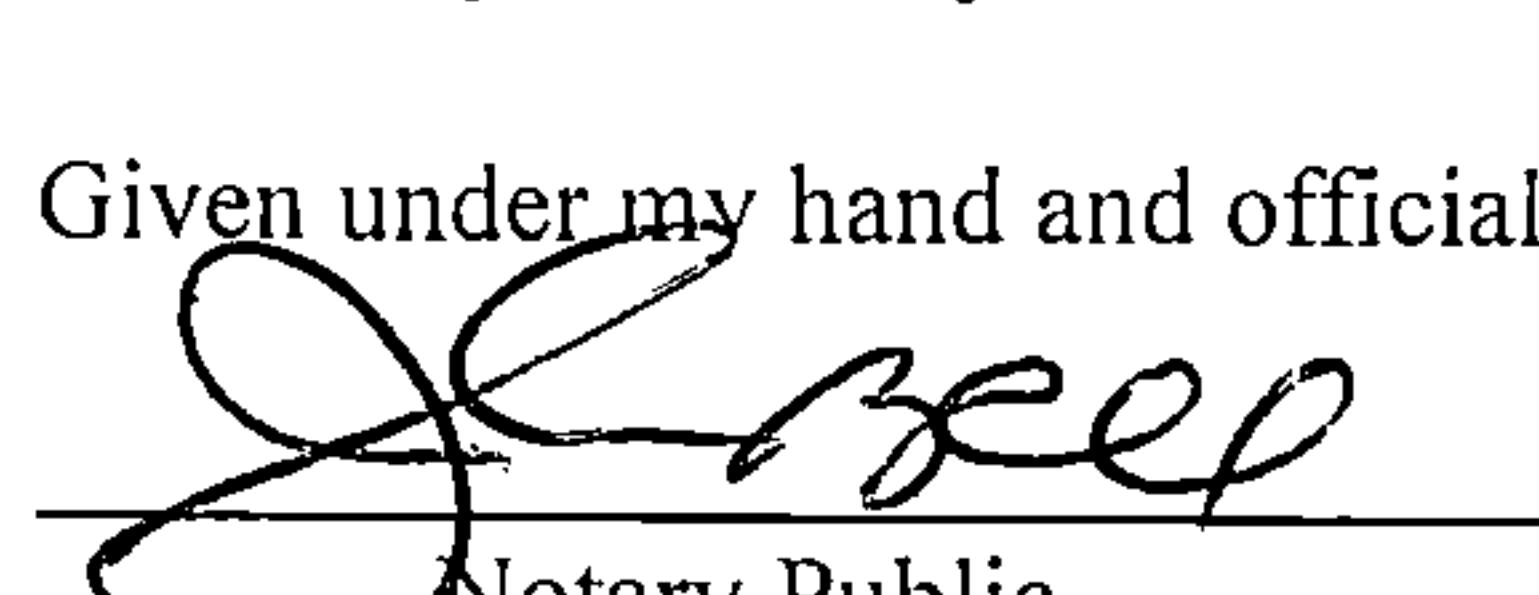
Seal
Shelby County, AL 02/07/2020
State of Alabama
Deed Tax: \$86.50

State of Alabama
County of Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Darron L. House, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of his identity acknowledged before me on this day, that, being informed of the contents of the document, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30 day of January, 2020.


Notary Public
My Commission Expires: 9-7-2020