

This document prepared by (and after recording)
return to):)
Name:)
Firm/Company:)
Address:)
Address 2:)
City, State, Zip:)
Phone:)
)
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WARRANTY DEED
(Separate or Joint Property to Joint Tenancy)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, _____, ☐ an individual, ☐ married ☐ unmarried, or ☐ _____, an individual ☐ married ☐ unmarried, and _____, an individual ☐ married ☐ unmarried, hereinafter referred to as "Vendor", whether one or more, does hereby grant, bargain, sell, convey, deliver and warrant with full guarantee of actions of warranty against all former proprietors of the property herein conveyed, together with all rights of prescription, whether acquisitive or liberative, to which Vendor may be entitled, and the entire owner interest of Vendor unto _____, an individual ☐ married ☐ unmarried, and _____, an individual ☐ married ☐ unmarried, as joint tenants with rights of survivorship, hereinafter "Vendees", the following lands and property, together with all improvements located thereon, lying in the Parish of _____, State of Louisiana to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of _____ Parish, Louisiana.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Vendees, and unto Vendees' heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year _____ shall be ☐ prorated between Vendor and Vendees as of the date selected by Vendor and Vendees, or ☐ paid by Vendees, or ☐ paid by Vendor.

The certificate of mortgage is hereby waived by the parties, and evidence of the payment of taxes produced.

The property herein conveyed ☐ is not a part of the homestead of Vendor, or ☐ is part of the homestead of Vendor and if Vendor is married, the conveyance is joined by both Husband and Wife.

VENDOR does for Vendor and Vendor's heirs, personal representatives, executors and assigns forever hereby covenant with VENDEES that Vendor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Vendor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TO HAVE AND TO HOLD to the said Vendees as joint tenants, with right of survivorship, their heirs, personal representatives, executors 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 vendees herein) in the event one Vendee herein survives the other, the entire interest in fee simple shall pass to the surviving Vendee, and if one does not survive the other, then the heirs and assigns of the Vendees herein shall take as tenants in common.

WITNESS _____ hand _____ at _____
Louisiana, in the presence of _____ and _____, lawful witnesses
on this _____ day of _____, 20_____.

ATTEST: _____

Vendor
{Type Name}

Vendor
{Type Name}

Signed, Sealed and Delivered
in the presence of:

Witness

Witness

STATE OF _____
PARISH OF _____

On this _____ day of _____, _____, before me personally
appeared _____, to me known to be the person (or persons) described
in and who executed the foregoing instrument, and acknowledged that (he/she/they) executed it as
(his/her/their) free act and deed.

Notary Public

Print Name: _____

My commission expires:

Vendor(s) Name, Address, phone:

Vendee(s) Name, Address, phone:

SEND TAX STATEMENTS TO VENDEE