

This form furnished by:

Cahaba Title, Inc.

033

Eastern Office
(205) 833-1571
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(205) 988-5600
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This instrument was prepared by:
(Name) Mason & Fitzpatrick, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Ronald Todd Munshower
(Address) 103 Brandy Lane
Harpersville, Alabama 35078

PARTNERSHIP WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Nine Thousand Nine Hundred and no/100th (\$69,900.00) Dollars
to the undersigned grantor, Hen-Sons, Ltd. a ~~general~~ (limited) partnership,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Ronald Todd Munshower and wife, Kimberly Ann Munshower

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3, in Clearview Estates, as shown by map of said subdivision, as recorded in Map Book 7 page 43 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors 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, the said GRANTOR, by its General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of March 19 91

Hen-Sons, Ltd.

By Roland H. Henson General Partner (Seal)
Roland H. Henson, General Partner

By _____ Partner (Seal)

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Roland H. Henson

whose name(s) as general partner(s) of Hen-Sons, Ltd. a (n) Alabama ~~(general)~~ (limited) (state)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 12th day of March, 19 91

AFFIX NOTARIAL SEAL

Richard D. Mink
Notary Public
My commission expires: 10-23-93

1. Deed Tax	<u>Not tax paid</u>
2. Mtg. Tax	<u>0</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>0.00</u>
5. No Tax Fee	<u>1.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>7.00</u>

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

91 MAR 15 AM 11:56

Thomas H. Snowden, Jr.
JUDGE OF PROBATE

888 333 6884

Return To:

888 333 6884

TO

WARRANTY DEED

(Partnership form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

Cahoba Title, Inc.

RIVERCHASE OFFICE
2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600

EASTERN OFFICE
213 Gadsden Highway, Suite 227
Birmingham, Alabama 35235
(205) 833-1571

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