

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:

(Name) Donald J. Kosatka & Christina E. Kosatka  
(Address) 4643 Wooddale Lane  
Pelham, AL 35124

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Four Thousand Nine Hundred and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we,  
Robert D. Lanier, An Unmarried Man and Janice B. Lanier, An Unmarried Woman  
(herein referred to as grantors), do grant, bargain, sell and convey unto

Donald J. Kosatka and wife, Christina E. Kosatka

(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 29, in Block 6, according to the Survey of Wooddale, Fourth Sector, as recorded  
in Map Book 6, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any; (3) Mineral and mining rights, if any.

\$ 83,900.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-06718

03/04/1997-06718  
03:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOJ MCD 23:50

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 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s) this 27th  
day of February, 19 97.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Robert D. Lanier (Seal)  
Robert D. Lanier  
Janice B. Lanier (Seal)  
Janice B. Lanier  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby  
certify that Robert D. Lanier, An Unmarried Man and \* \_\_\_\_\_, 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 \_\_\_\_\_ executed the same voluntarily on the day the same bears date. \*Janice B. Lanier, An Unmarried Woman  
Given under my hand and official seal, this 27th day of February, A.D. 19 97.

My Commission Expires

Notary Public