

This instrument was prepared by

WPC & ASSOCIATES LLC 2 OFFICE PARK CIRCLE SUITE 105 BIRMINGHAM, ALABAMA Send Tax Notice To:

Donald R. Riley Cheryl J. Riley 657 11th Street NW Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA	:
COUNTY OF Shelby	1 !
KNOW ALL MEN BY THESE PRESENTS,	
That in consideration of one hundred twenty six t	six hundred housand Dollars
(\$ 126,600.00) to the undersigned grantor, or grantor	rs in hand paid by the GRANTEES
herein, the receipt whereof is acknowledged, we, Brando	n Lee O'Dazier and
Terri Lynn O'Dazier, husband and wife	
(herein referred to as Grantor, whether one or more) do, grantor	nt, bargain, sell and convey unto
Donald R. Riley and Cheryl J. Riley, hu	sband and wife
(herein referred to as Grantee, whether one or more), as joint	t tenants with right of survivorship,
the following described real estate situated inShelby	
County, Alabama, to-wit:	
Lot 12, in Block 1, According to the Map of Sector, as recorded in Map Book 8, Page 36 of Shelby county, Alabama.	of Hamlet, Second 5, in the Probate Office

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$ 124,642.00 IS RECORDED HEREWITH

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 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,

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Page 2

STATE OF ALABAMA

COUNTY OF Shelby

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 the 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 a 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITN	ESS WHER	EOF, <u>we</u>	<u> </u>	have hereunto set	our	_ hand(s
and seal(s), this _	17	day of	March		<u>,</u> 20 <u>04</u> .	
X 35-c z-	<u>۔۔۔۔</u>		(Seal)			(Seal)
2 DITIM	ma	Ml	(Seal)			(Seal)

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Page 3

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

	I, <u>W</u> .	Patric	k Cockre	11	<u></u>		1	_a Notary P	ublic in
and	for	said	County	in	said	State,	hereby	certify	that
<u></u>	Brandon	Lee 0'	Dazier a	nd Ter	ri Lyr	ın O'Dazi	er		<u> </u>
who	se name(s)	are	signe	d to the	foregoin	g conveyan	ce, and who	<u>are</u> kr	own to
me,	acknowled	iged befo	re me on	this day	, that,	being info	rmed of the	e contents	of the
conveyance, they, executed the same voluntarily on the day the same bears date.									
Give	en under n	ny hand	and official	seal, th	nis the	16			day of
Ма	rch	, 20_	04						
						1/1	4/		<u></u>
								Notary	Public

Return to:

WPC & Associates LLC
2 Office Park Circle, Suite 105
Birmingham, AL 35223
ph 870-0411
fx 870-0311

WILLIAM PATRICK COCKRELL Notary Public, AL State at Large My Comm. Expires May 28, 2006