To Perfect, Clear Title

THIS INSTRUMENT PREPARED BY:
Dale Rouse Waid
P. O. Box 1290
Clanton, AL 35046-1290
205-755-7887

20061116000562310 1/1 $12.00
Shelby Cnty Judge of Probate, AL
11/16/2006 03:14:44PM FILED/CERT

GRANTEES ADDRESS: P. O. Box 2097
Clanton, Alabama 35046

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Dollar ($1.00)** in hand and paid to the undersigned **and other good and valuable consideration**, the receipt whereof is hereby acknowledged, the undersigned, **John T. Klinner and Linda C. Klinner, husband and wife**, (hereinafter called **GRANTORS)** hereby grant, bargain, sell, and convey to **John T. Klinner and Linda C. Klinner, husband and wife,** (hereinafter called **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all their rights, title, interest, and claims in or to the following described real estate, situated in Shelby, Alabama, to-wit:

Lots 1 and 2, and South 18 feet and 11 inches off of Lot 3 in Block 1, according to Nicherson-Scott Survey, as recorded in Map Book 3 Page 34 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all mortgages, liens, covenants, restrictions, reservations and easements affecting said properties, which appear of record in the Office of the Judge of Probate of Shelby County, Alabama. No title search, opinion or survey has been provided, supplied or relied upon by the Grantees or the preparer of this deed and there is no certification as to the merchantability of the title to the land described.

Martha M. Klinner departed this life on May 29, 2004, leaving the Grantors/Grantees as surviving joint owners of this property. The Grantors executed this Deed to each other in order to perfect title to this property as previously set forth in that Deed recorded in the Probate Office of Shelby County, Alabama, and referred to more specifically as Instrument #2000-22412.

TO HAVE AND TO HOLD to said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in simple fee and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my 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

GIVEN under their hands and seals, this the 7th day of March, 2006.

_____ **(SEAL)**
JOHN T. KLINNER

_____ **(SEAL)**
LINDA C. KLINNER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John T. Klinner** and **Linda C. Klinner, husband and wife**, 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.

GIVEN under my hand and official seal, this the 7th day of March, 2006.

_____
NOTARY PUBLIC
My Commission Expires: 8-26-2006