

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Gary Muehlbauer

(Name) 165 Pinewood Lane

(Address) Montevallo, AL35115

MINIMUM VALUE: \$20,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND GOOD AND VALUABLE CONSIDERATION**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

GARY R. MUEHLBAUER and wife, DONA CRISTIE MUEHLBAUER

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

GARY R. MUEHLBAUER and wife, DONA CRISTIE MUEHLBAUER

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

A house and lots at 165 Pinewood Lane, Montevallo AL 35115, more particularly described as Lot 14, and a portion of Lot 13 Bridlewood Forest Subdivision, according to a survey of Floyd Atkinson dated April 18, 1970, approved by the Montevallo Planning Commission, and recorded on May 8, 1970, in Map Book 5, page 52 of the Probate Records of Shelby County Alabama.

The portion of lot 13 being more particularly described as follows: Begin at the NW corner of said Lot 13; thence run southerly along W line of said Lot for 40 feet; thence run southeasterly to a point on Pinewood Lane which is 20.1 feet S of the NE corner of said Lot 13; thence run northerly along W line of circle of Pinewood Lane 20.1 feet to the NE corner of Lot 13; thence run northwesterly along the N line of said lot 13 149.95 feet to the point of beginning.

SUBJECT TO:

Property taxes for 2011 and subsequent years.

Rights, reservations and restriction of record.

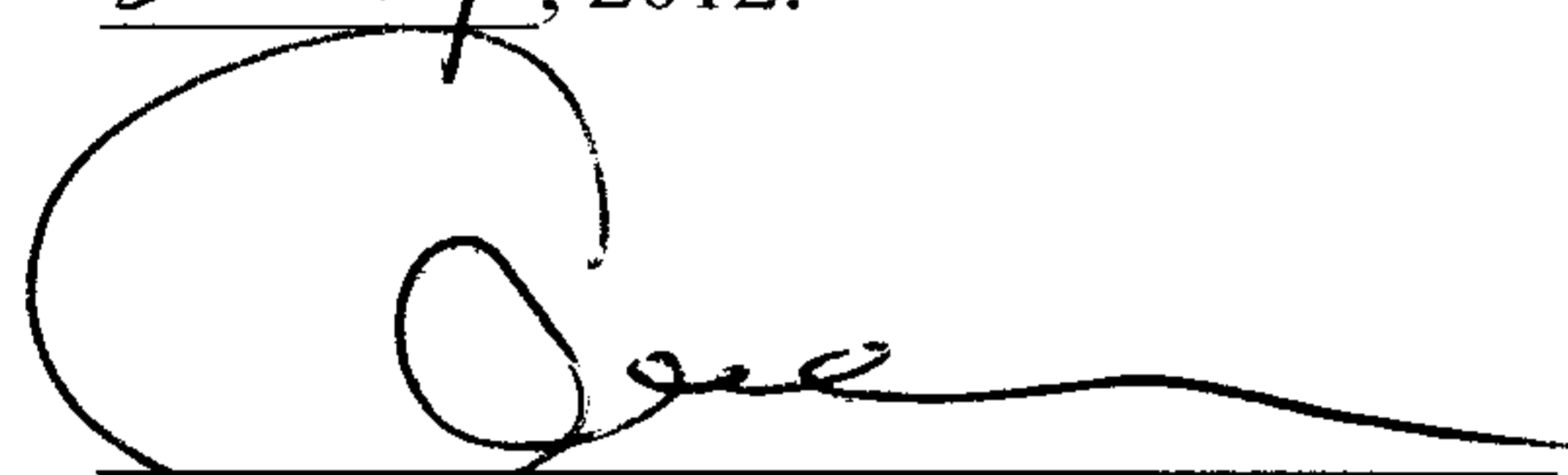
SOURCE OF TITLE: Instrument No. 2000-07411.

THE INTENT OF THIS INSTRUMENT IS TO CONVEY ANY AND ALL RIGHT, TITLE AND INTEREST OF GRANTORS IN SAID PROPERTY TO GRANTEES, WITH RIGHT OF SURVIVORSHIP PROVISIONS.


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 25th day of January, 2012.



Gary R. Muehlbauer




Dona Cristie Muehlbauer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **GARY R. MUEHLBAUER and DONA CRISTIE MUEHLBAUER**, 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 that same bears date.

Given under my hand and official seal, this the 25th day of January 2012.



Notary Public
My Commission Expires: 8/11/14