

60

\$500.00

This instrument was prepared by  
William P. Powers  
Attorney At Law  
P.O. Box 1626  
Columbiana, AL 35051

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

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Josephine Maria Traweck, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Josephine Maria Martinelli, a single woman, and Mark Paul Martinelli, a single man (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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 29, according to the recorded plot of  
OAKDALE, recorded in Map Book 5, Page 98 in  
the Office of the Probate Judge of Shelby  
County, Alabama.

This instrument prepared without evidence  
of title condition. There is no  
representation as to title or matters that  
might be revealed by examination of title by  
the preparer of this instrument.

This conveyance is subject to easement  
and restrictions of record.

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 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, unless otherwise noted above; 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.

Joanie M. Traweck  
29 Oakdale Dr.  
Montevallo, Al.  
35111

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IN WITNESS WHEREOF, I have hereunto set my hands and seal this 25<sup>th</sup> day of May, 1990.

Josephine Maria Traweck  
Josephine Maria Traweck

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Josephine Maria Traweck, a single woman, whose name is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of May, 1990.

Henry J. Bours  
Notary Public

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE:  
MY COMMISSION EXPIRES: SEPT. 22, 1992.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Send Tax Notice To:

(Name): Ms. Josephine Maria Martinelli  
(Address): 29 Oakdale Drive  
Montevallo, AL 35115

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

90 JUN -1 AM 11:01

John R. J. J. J.  
JUDGE OF PROBATE

|                  |         |             |
|------------------|---------|-------------|
| 1. Deed Tax      | -----\$ | <u>.50</u>  |
| 2. Mtg. Tax      | -----\$ |             |
| 3. Recording Fee | -----\$ | <u>5.00</u> |
| 4. Indexing Fee  | -----\$ | <u>3.00</u> |
| 5. N. Tax Fee    | -----\$ |             |
| 6. Certified Fee | -----\$ | <u>1.00</u> |
| Total            | -----\$ | <u>9.50</u> |