

This form furnished by:

Cahaba Title, Inc.

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FAX 988-5905

This instrument was prepared by:

(Name) Gail J. Owen
(Address) Rt 1 Box 95
Columbiana, Al 35051

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

5,595.98

That in consideration of One Dollar and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Patricia S. Hartenstine
(herein referred to as grantors) do grant, bargain, sell and convey unto

Rodney Davis

(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:

The SW 1/4 and the SW 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama.

Subject to easements and rights of way of record.

Subject property is not the homestead of the Grantor herein.

BOOK 323 PAGE 805

1. Deed Tax	<u>6.00</u>
2. Notary Fee	<u>2.50</u>
3. Recording Fee	<u>3.50</u>
4. ...	<u>1.00</u>
5. ...	<u>1.00</u>
6. ...	<u>1.00</u>
Total	<u>17.50</u>

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.

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(s) and seal(s), this 19th day of December, 19 90.

WITNESS

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

90 DEC 28 AM 9:01

Patricia S. Hartenstine (Seal)
Patricia S. Hartenstine (Seal)

_____ (Seal)

_____ (Seal)

STATE OF ~~XXXXXX~~ MARYLAND
~~XXXXXX~~ CECIL COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Patricia S. Hartenstine

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December A.D., 19 90

Linda L. Rugh

Notary Public