

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
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(205) 988-5600  
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC  
(Address) PO BOX 360187  
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Lola M. Bonds  
(Address) 182 Chase Creek Circle  
Pelham, AL 35124

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

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

\$5<sup>00</sup>/<sub>100</sub>

That in consideration of One dollar and other good and valuable consideration---\$1.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

Lola M. Bonds, a single individual  
(herein referred to as grantors), do grant, bargain, sell and convey unto

Lola M. Bonds, Frances Bonds Romanstine and Madgalee Bonds Smith  
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 73, according to the Survey of Chase Creek Townhomes, Phase Two, as recorded  
in Map Book 19, Page 160, in the Probate Office of Shelby County, Alabama.  
Minerals and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and  
rights of way, mortgages, if any, of record.

Inst # 1996-03092

01/30/1996-03092  
11:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 10.00

THE PREPARER OF THIS DOCUMENT HAS NOT  
EXAMINED TITLE TO THE PROPERTY DESCRIBED  
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE

TO HAVE AND TO HOLD, Unto 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, 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 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 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 25  
day of January, 19 96

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Lola M. Bonds (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Lola M. Bonds, a single individual, 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 25 day of January, A.D., 1996

My Commission Expires:

PEGGY I. MURPHREE  
MY COMMISSION EXPIRES  
2/20/99

Notary Public