

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

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This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) David W. Cosgrove
(Address) 927 Copena Drive
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Eight Thousand and no/100 (\$208,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, we,
Robert W. Hanson and wife, Jane L. Hanson
(herein referred to as grantors), do grant, bargain, sell and convey unto

DAVID W. COSGROVE and wife, ANNETTE H. COSGROVE
(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 4, Block 4, according to the Survey of Indian Woods Forest, Fourth Sector, as recorded in Map Book 14, Page 112, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1996 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

\$ 187,200.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

Inst # 1996-23966

07/25/1996-23966
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 100 25.50

09/09/1996-29692
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 100 25.50

TO HAVE AND TO HOLD, Unto the said GRANTEE(S) 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 5th day of July, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Robert W. Hanson (Seal)
Robert W. Hanson
Jane L. Hanson (Seal)
Jane L. Hanson

STATE OF ALABAMA

Shelby

County

} General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert W. Hanson and wife, Jane L. Hanson, 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 5th day of July

A.D. 19 96

My Commission Expires:

Notary Public