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This instrument was prepared by:

(Name) Alan Burdette  
(Address) #12 24th Avenue NW  
Birmingham, Alabama 35215

Send Tax Notice to:

(Name) Jerry R. Sewell  
(Address) Bobbie S. Sewell  
139 Southlake Lane  
Hoover, Alabama 35244

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

**STATE OF ALABAMA**

SHELBY

COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED FORTY SEVEN THOUSAND ONE HUNDRED SEVENTY FIVE AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Phillip Anthony Alfano Executor of the Estate of Anna A. Colombo Probate Case #158683 (herein referred to as grantors), do grant, bargain, sell and convey unto

Jerry R. Sewell and Bobbie S. Sewell  
(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 12 Block 3 according to the Amended Map of Southlake Crest 1st Sector as recorded in Map Book 17, Page 74 in the Probate Office of Shelby County Alabama.

Subject to easements restrictions and reservations of record.

\$48000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1997-20546

07/01/1997-20546  
03:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 108.00

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, we have hereunto set our hand(s) and seal(s) this 30th day of June, 19 97.

WITNESS

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

*as executor of the estate of Anna Colombo*  
Phillip Anthony Alfano (Seal)  
Phillip Anthony Alfano, Executor  
of the Estate of Anna A. Colombo (Seal)  
Probate Case #158683 (Seal)

**STATE OF ALABAMA**

JEFFERSON

County

**General Acknowledgment**

\*Anna A. Colombo Probate Case #158683

I, Alan Burdette, a Notary Public in and for said County, in said State, hereby certify that Phillip Anthony Alfano Executor of the Estate of\*, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of June, A.D., 1997.

3-6-99

My Commission Expires:

Notary Public