

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 DOLLARS to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, DR. CLEMENT P. COTTER, SR. (herein referred to as Grantor) do grant, bargain, sell and convey unto CLEMENT P. COTTER, SR., and wife, MARY L. COTTER (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 1 and the North 1/2 of Lot 2, all Block 1, according to the map of Cedar Grove Estates, as recorded in Map Book 3, Page 53, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO RESTRICTIONS OF RECORD to include: building setback line and public easements as shown by recorded plat; restrictions, covenants and conditions as set out in instrument(s) recorded Deed 155, Page 593 and Deed 172, Page 520 in said Probate Office; and right(s)-of-way granted to Shelby County by instrument(s) recorded in Deed 167, Page 353 in said Probate Office.

Inst # 1997-40062

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SHELBY COUNTY OFFICE OF PROBATE  
11:50 AM '97

**TO HAVE AND TO HOLD to 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 I am free from all encumbrances, except restrictions, easements and mortgages of record, 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 lawfull claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hands and seal this \_\_\_\_\_ day of 12-9-97, 1997.

*Dr. Clement P. Cotter Sr.*  
Dr. Clement P. Cotter, Sr.

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DR. CLEMENT P. COTTER, SR., whose name is signed to the foregoing Instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the Instrument, he executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9  
day of December, 1997.

Lauren J. Platt  
Notary Public  
My Commission Expires: 5-11-98

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SHELBY COUNTY JUDGE OF PROBATE  
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