

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Phil C. Berryhill

(Address) \_\_\_\_\_

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

Seventeen Thousand and no/100

DOLLARS

That in consideration of

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

**William M. Schroeder, Sr. and wife, Dorothy D. Schroeder**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**Phil C. Berryhill and Linda P. Berryhill**

(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 27, according to the Map of Country View Estates, Phase I, as recorded  
in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Inst # 1999-17273

04/23/1999-17273

02:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NMS 25.30

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 the 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 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 said 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 21ST day of April, 99

WITNESS:

(Seal)

(Seal)

(Seal)

William M. Schroeder, Sr. (Seal)  
Dorothy D. Schroeder (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

the undersigned authority

I, William M. Schroeder, Sr. and Dorothy D. Schroeder, a Notary Public in and for said County, in said State, hereby certify that

whose name s 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 21ST

day of

April

A. D. 19 99

MY COMMISSION EXPIRES FEBRUARY 4, 2001

Notary Public