

This form provided by

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

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-4204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Mark S. Rothenstine  
349 Dogwood Trail  
(Address) Montevallo, Alabama 35115

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

**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.**

That in consideration of Fifty Thousand and no/100 DOLLARS

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

**Herbert T. Holcombe and wife, Erna G. Holcombe**

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

**Mark S. Rothenstine and Kelly S. Rothenstine**

(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 7, according to the Map and Survey of Wildwood Shores, Third Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 12, Page 39. Situated in Shelby County, Alabama.**

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$34,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 2000-15042  
05/08/2000-15042  
10:46 AM CERTIFIED  
SHELBY COUNTY ALABAMA  
MAY 19 2000

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 of the grantees 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 HEREOF, WE have hereunto set OUR hand(s) and seal(s), this 5th day of May, 2000

WITNESS:

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

Herbert T. Holcombe (Seal)  
**Herbert T. Holcombe**  
Erna G. Holcombe (Seal)  
**Erna G. Holcombe**

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Herbert T. Holcombe and Erna G. Holcombe whose name is 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 in the day the same bears date.

Given under my hand and official seal this 5th day of May, A. D. 2000.

Janet F. Pearson  
Notary Public